



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

November 21, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VESTING TENTATIVE TRACT MAP NO. 53189
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)
HIGHWAY REALIGNMENT CASE NO. 00-81-(5)
CASTAIC CANYON ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

On December 13, 2006 the Regional Planning Commission of Los Angeles County ("Planning Commission") approved Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5). The approved project consisting of 45 single-family lots, three open space lots and four public facility lots clustered within a 185.8 acre project site.

The project was subsequently appealed to your Board of Supervisors and a public hearing was held on March 27, 2007. Testimony was heard regarding the existing zone of A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area), the rural and equestrian character of the surrounding area and access to existing surrounding homes. After hearing the testimony, the Board continued the public hearing and directed the applicant, SunCal, to redesign the project to increase the minimum residential lot size to one acre.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Final Environmental Impact Report ("EIR") for Vesting Tentative Tract Map No. 53189, Conditional use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is substantial evidence the project will have a significant effect on the environment, find that there are overriding considerations that warrant approval of the project, that the project has an effect on fish and wildlife services, find that the Final EIR reflects the independent judgment and analysis of the Board, and adopt the Final EIR with Mitigation Monitoring Program.

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Oak Tree Permit Case No. 00-81-(5)
Vesting Tentative Tract Map No. 53189
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2. Instruct County Counsel to prepare the necessary findings and conditions, to uphold the approval of the Commission regarding Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Project Background

The Los Angeles County Regional Planning Commission (Commission") conducted concurrent public hearings for the Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), and approved the project on December 13, 2006 for a total of 52 single family residential lots on 185.8 gross acres consisting of 45 single-family lots, three open space lots and four public facility lots.

The conditional use permit is for grading in excess of 100,000 cubic yards, density-controlled development, hillside management and development within a Significant Ecological Areas ("SEA"). The highway realignment case is a request to realign San Francisquito Canyon Road, between Lowridge Place and Cherokee Canyon Lane. The existing paper alignment highway was approved to be moved outside of the San Francisquito floodplain and SEA, closer to the currently traveled roadway.

Following the Commission's action, an appeal was filed with your Board of Supervisors. A public hearing was held on March 27, 2007, during which time your Board heard a presentation from staff, and testimony from the public both in favor and in opposition. After hearing all testimony, the Board continued the public hearing to June 26, 2007 September 25, 2007 and November 27, 2007, directed the applicant to increase the residential lot sizes to one acre minimum.

Revised Project Description

A revised project design was subsequently submitted to Los Angeles County Subdivision Committee ("Subdivision Committee") for review, with 41 proposed single-family lots, six open space lots and four public facility lots on 185.5 gross acres; a reduction of four single-family lots and an increase of three open space lots. Grading was also reduced by 35,000 cubic yards of levee stabilization; a total of approximately 35,000 less cubic yards of grading. Subdivision Committee recommended approval of the revised project design with the attached conditions.

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Access to Vizcarra's Property

Your Board of Supervisors also directed staff to report back on testimony given during the March 27, 2007 public hearing, regarding the assurance of access by this project to Mr. Vizcarra's property. After the March 27, 2007 public hearing, the applicant had contacted Mr. Vizcarra as well as conducted additional research regarding Mr. Vizcarra's access.

The applicant has provided information dated June 6, 2007, which describes the facts related to access and the Vizcarra property. Access was granted to the Vizcarra property through an executed three-party agreement, in conjunction with approval of the adjacent Tesoro del Valle (Tract Map No. 51644) project. During development of Tract Map No. 51644, the Vizcarras executed an agreement granting access to the Tesoro property.

During the more recent processing of the subject subdivision proposal, Los Angeles County Department of Public Works ("Public Works") recommended that the easements granted by Vizcarra for the Tesoro project, be rather dedicated to the County of Los Angeles. A dedication offer was executed in favor of the County, thereby converting the easement into a publicly dedicated street. Therefore, the Vizcarra property not only has legal access to a County dedicated street, but with approval of the subject tract will also have physical access to the public street.

ENVIRONMENTAL DOCUMENTATION

Final EIR was certified by the Commission on December 13, 2006 with approval of the project, and found to have significant unavoidable impacts to short term air quality.

A comparative Impact Analysis was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 15088.50 et. seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Comparative Impact Analysis did not result in any "significant new information" that would require recirculation of the EIR. In addition, no new significant impacts would result from the redesigned Vesting Tentative Tract Map No. 53189, with implementation of the Mitigation Monitoring Program ("MMP") proposed within the 2006 Draft EIR. No new mitigation measures would be required. However some mitigation measures must be revised to reflect the change in the intensity of an impact or new lot numbering, and have been included in the attached "Comparative Impact Analysis for Revised One-Acre Lot Tract Map" booklet.

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IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed vesting tentative tract map conditional use permit and highway realignment case is not anticipated to have a negative impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

A handwritten signature in dark ink, appearing to read "Frank Meneses", is written over a horizontal line.

Frank Meneses, Administrator
Current Planning Division

FM:ST:ACB

Attachments (4): [Draft Conditions; Comparative Impact Analysis; Revised Tentative Map and Exhibit "A"]

c: Chief Executive Officer
County Counsel
Assessor
Director, Department of Public Works
Director, Department of Regional Planning

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
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TENTATIVE MAP DATED 07-09-2007
EXHIBIT "A" MAP DATED 07-09-2007

The following reports consisting of 16 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Quitclaim or relocate easements running through proposed structures.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the common driveways and multiple access strips to the satisfaction of Public Works.
10. Show open space note on the final map and dedicate residential construction rights over the open space lots.
11. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within lot 42, separated by San Francisquito Canyon Road, and connect said portions with a standard land hook.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Initiate the County's acceptance of the off-site future right of way on Stoney Creek Road in the vicinity of "A" Street at the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

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17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

DGR
Prepared by Diego G. Rivera

Phone (626) 458-4349

Date 08-02-2007

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COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 53189

REVISED TENTATIVE MAP DATED 07/09/07
EXHIBIT MAP 07/09/07

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for debris basin s/inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
9. In the event that drainage acceptance letters and letters of intent for offsite work cannot be obtained for the improvements shown at the end of "B" street, "C" street and the northerly end of "A" street; the improvements will be set back to the minimum amount required to fit within the tract boundary shown as ALTERNATE "B", ALTERNATE "C" and ALTERNATE "A", respectively, on the revised drainage concept / SUSMP approved on 08/08/06 and to the satisfaction of Public Works. All onsite easements necessary for the construction of future roads and slopes will be required prior to final map approval.
10. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 53189

REVISED TENTATIVE MAP DATED 07/09/07
EXHIBIT MAP 07/09/07

11. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.

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GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/29/07 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name _____

Yong Guo
YONG GUO

Date 07/26/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 53189SUBDIVIDER Sun Cal CompaniesENGINEER B & E EngineersGEOLOGIST & SOILS ENGINEER A.G.I. Geotechnical, Inc.TENTATIVE MAP DATED 7/9/07 (Revised)LOCATION Santa ClaritaREPORT DATE 5/25/07, 6/27/06, 9/21/04, 6/28/04, 3/11/04,
10/1/03, 4/20/00

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 7-23-07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by  Date 7/23/07
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 53189
Location Santa Clarita
Developer/Owner Sun Cal Companies
Engineer/Architect B & E Engineers
Soils Engineer A.G.I. Geotechnical, Inc. (13-2474-06)
Geologist A.G.I. Geotechnical, Inc.

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/9/07 (rev.)
Soils Engineering Report and Addenda Dated 5/25/07, 6/27/06, 9/21/04, 6/28/04, 3/11/04, 10/1/03
Additional Report by Geolabs – Westlake Village Dated 4/20/00
Previous Review Sheet Dated 6/12/07

ACTION:

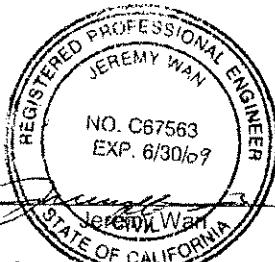
Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. PER THE SOILS ENGINEER, FILLS PLACED IN EXCESS OF 20 FEET FROM FINISH GRADE SHALL BE MOISTENED TO 2 TO 3% OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 92% RELATIVE COMPACTION.
- B. ONSITE SOILS ARE CORROSIVE TO METALS.
- C. POST TENSIONED SLAB SHALL BE USED TO MITIGATE THE DIFFERENTIAL SEISMIC SETTLEMENT.



Prepared by _____

Date 7/23/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Provide minimum landing area of 100 feet for local collectors and 50 feet for local access roads at a maximum 3 percent grade on all "tee" intersections.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Provide intersection sight distance with a design speed of 65 mph (725 feet) on San Francisquito Canyon Road from Lady Linda Lane (southerly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works.

9. Provide intersection sight distance with a design speed of 40 mph (415 feet) on "A" Street from "B" Street (northerly direction) and from Lady Linda Lane (southerly direction), and on "B" Street from "C" Street (easterly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
10. Provide property line return radii of 13 feet at all local street intersections.
11. Dedicate right of way 32 feet centerline per the latest I.E.C. approved alignment on San Francisquito Canyon Road per map P-267.
12. Make an offer of future right of way 40 feet centerline per the latest I.E.C. approved alignment on San Francisquito Canyon Road per map P-267. Eight feet of future right of way is required beyond the 32 feet dedicated right of way from centerline.
13. Dedicate slope easement along the property frontage San Francisquito Canyon Road to the satisfaction of Public Works.
14. Permission is granted to vacate excess right of way on San Francisquito Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.
15. Dedicate the right to restrict vehicular access on San Francisquito Canyon Road to Lot 42.
16. Initiate the County's acceptance of the off-site future right of way on Stoney Creek Road in the vicinity of "A" Street at the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.
17. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, and "C" Street. The alignment on "A" Street in the vicinity of the southerly tract boundary and "B" Street in the vicinity of the westerly tract boundary must be compatible Tract 51644 to the satisfaction of Public Works
18. Re-offer private and future right of way 30 feet from centerline within the boundary of the property on Cherokee Canyon Lane to the satisfaction of Public Works.

19. If applicable, re-offer private and future right of way 29 feet from centerline within the boundary of Tract 53189 on Shawnee Court and Piute Court to the satisfaction of Public Works.
20. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
21. Deleted.
22. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all interior streets to the satisfaction of Public Works. Grade remaining parkway/shoulder at two (2) percent cross-slope to the ultimate right of way. A minimum of 24 feet of pavement is required on all interior streets. The alignment and grade of "A" Street and "B" Street shall be compatible with Tract 51644. Improvements on "A" Street shall be constructed northerly to the tract boundary.
23. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.
24. Provide an ingress and egress easement to San Francisquito Canyon Road along the proposed 20-foot paved access driveway in the vicinity of the northerly property line (Lady Linda Lane) to the satisfaction of Public Works and the Department of Regional Planning. Align the centerline of this ingress/egress easement with the centerline of Cherokee Canyon Road to the satisfaction of Public Works.

HW

Rev. 08-21-2007

25. Dedicate to Public Works the necessary off-site full street right of way/easement outside the boundaries of Tract 53189 to construct the off-site grading and full street improvements on "A" Street joining Stoney Creek Road in Tract 51644-05. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. Prior to final map approval, Sunca/Tesoro, LLC is required to dedicate the right of way/easement to the County of Los Angeles.
26. If Tract 51644 improvements are constructed first, remove the temporary turnaround on Stoney Creek Road and construct off-site full street improvements from Stoney Creek Road within Tract 51644-05 to join "A" Street at the southerly tract boundary to the satisfaction of Public Works.
27. If Tract 51644 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining "A" Street to the nearest paved street on an alignment to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
28. Provide and install street name signs prior to occupancy of building(s).
29. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
30. Underground new utility lines on all interior streets to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
31. Install postal delivery receptacles in groups to serve two or more residential lots.
32. Comply with the mitigation measures identified in the attached July 20, 2004 letter from our Traffic and Lighting Division to the satisfaction of Public Works. The July 20, 2004 letter supercedes the previous August 28, 2000 and August 7, 2003 letters from our Traffic and Lighting Division. As indicated in the attached letter dated July 20, 2004, "A current 40-scale site plan showing the site access, proposed roadways, and adjacent intersections shall be submitted to Public Works for review and approval." is no longer required.

TENTATIVE MAP DATED 07-09-2007
EXHIBIT MAP DATED 07-09-2007

33. Prior to final map approval, pay fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$11,380 per factored unit and is subject to change.
34. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.
35. Off-site grading improvements are required in the vicinity of the northerly property line for "A" Street and "C" Street and in the vicinity of the westerly property line for "B" Street. In the event that off-site easements cannot be obtained, setback the grading and street improvements a minimum distance to allow for improvements to be contained within tract boundary and dedicate required right of way and slope easements to the satisfaction of Public Works.
36. All trails and "Horse Access Path" are to be located outside of road right of way.

HW

Prepared by John Chin
tr53189r-rev11(rev'd 08-21-07).doc

Phone (626) 458-4921

Date Rev. 08-21-2007



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **T-4**

July 20, 2004

Mr. David S. Shender, P.E.
Linscott, Law and Greenspan, Engineers
234 East Colorado Boulevard
Pasadena, CA 91101

Dear Mr. Shender:

**TENTATIVE TRACT NO. 53189
TRAFFIC IMPACT STUDY (OCTOBER 30, 2003)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is generally located north of Copper Hill Drive and west of San Francisquito Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the development of 60 single-family residential dwelling units. The project is estimated to generate approximately 574 vehicle trips per day, with 45 and 61 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone will not significantly impact any County roadways or intersections in the area. We also agree that the cumulative traffic generated by this project and other related projects in the area will significantly impact the following intersections.

McBean Parkway at Copper Hill Drive
Avenida Rancho Tesoro at Copper Hill Drive

The project is within the Valencia Bridge and Major Thoroughfare (B&T) District, which will fund the ultimate improvements to these intersections. The project shall pay its share of the Valencia B&T District Fees.

Mr. David S. Shender
July 20, 2004
Page 2

We agree with the study that based on the County of Los Angeles Congestion Management Program (CMP) land-use guidelines that the project will not have a significant impact to any CMP-monitored intersection, arterial, or freeway.

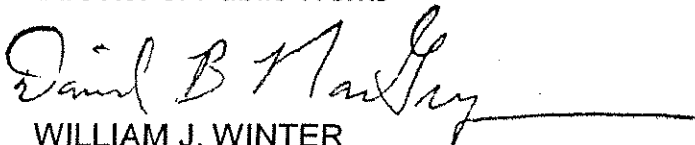
The traffic impact study is complete as it is submitted and no revisions are required. However, in order to complete our review of the project, a current 40-foot-scale site plan showing the site access, proposed roadways, and adjacent intersections shall be submitted to Public Works for review and approval.

The City of Santa Clarita shall be consulted with regard to potential traffic impacts within its jurisdiction.

If you have any questions, please contact Ms. Anna Marie Gilmore of our Traffic Studies Section at (626) 300-4741.

Very truly yours,

JAMES A. NOYES
Director of Public Works


WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

AMG:cn
EIR 04174.wpd

cc: City of Santa Clarita (Robert Newman)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Wong)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11858AS, dated 09-26-2005) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Construct all sewer pump stations to the satisfaction of Public Works.
7. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
8. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.

HW

Prepared by Allen Ma
tr53189s-rev11.doc

Phone (626) 458-4921

Date 07-31-2007

TENTATIVE MAP DATED 07-09-2007
EXHIBITED MAP DATED 07-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HR

Prepared by Lana Radle
tr53189w-rev11.doc

Phone (626) 458-4921

Date 07-26-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - T

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Division: TR 53189 Map Date July 07, 2007 - Ex. A

J.P. 00-81 Vicinity Newhall North

FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown the exhibit map. The project is required to provide additional irrigated landscaping at the entrance road to the project (Stoney Creek) where it has been determined to improve both sides of the access road, 20' wide with approved landscaping and irrigation as approved by Fire Department, Fuel Modification Unit. Approval of the installation is required as part of the fuel mod. review.

By Inspector: Janna Masi Date August 2, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Report No. TR 53189 Tentative Map Date July 07, 2007 - Ex. A

Report yes

The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

Fire hydrant requirements are as follows:

Install 7 public fire hydrant(s).

Verify / Upgrade existing public fire hydrant(s).

Install private on-site fire hydrant(s).

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☒ Location: As per map on file with the office.
☐ Other location:

All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

] Hydrants and fire flows are adequate to meet current Fire Department requirements.

] Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The C.U.P. 00-81 shall also indicate the requirement for all dwellings to be fully fire sprinklered in compliance with NFPA 13.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date August 2, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

ntative Map # 53189 DRP Map Date: 07/09/2007 SCM Date: / / Report Date: 08/02/2007
rk Planning Area # 35B CASTAIC/VAL VERDE Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

ctions 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision
dinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

ne specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory
gency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.41
IN-LIEU FEES:	\$71,012

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$71,012 in-lieu fees.


Trails:

See also attached Trail Report. LIFIE STONE (SAN FRANCISQUITO CREEK) and HARRIS TRAILS. For trail requirements, please
contact Sylvia Simpson, Trails Coordinator at (213) 351-5135.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont
Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
August 06, 2007 07:13:09
QMB02F.FRX

**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Map # **53189**
Planning Area # **35B**

DRP Map Date: **07/09/2007**
Castaic/Val Verde

SMC Date: **/ /**

Report Date: **08/02/2007**
Map Type: **REV. (REV RECD)**

Formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: **P =**

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units

41

= Proposed Units

41

+ Exempt Units

0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	41	0.41
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.41

Park Planning Area = **35B CASTAIC/VAL VERDE**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.41	\$173,200	\$71,012

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.41	0.00	0.00	0.41	\$173,200	\$71,012



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

August 6, 2007

Ms. Susan Tae
Supervising Regional Planner
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map # 053189
Map Dated: July 9, 2007

The Department of Parks and Recreation has completed the review of Vesting Tentative Tract Map #053189. We currently have No Hold on this tentative tract map. Applicant is required to construct the Cliffie Stone Trail within a 12 foot wide easement and the Harris Trail within a 12 foot wide easement to the satisfaction of the Department of Parks and Recreation standards. The trail alignment as shown on the map is approved with the following conditions prior to final map recordation:

Map Conditions

1. All retention ponds and flood control features to be shown as dedicated easements with Los Angeles County Flood Control or designated to be maintained by Home Owners Association.
2. Show on map that flood control features shall not drain across trail easements.
3. Show on map multi-use crossing identification at trail crossing at "A" Street:
 - a. Multi-use crossing signage both sides of street.
 - b. Painted multi-use crosswalk per public works standards.

Standard Conditions

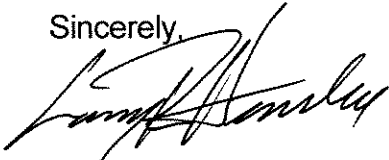
4. Dedications and the exact following language must be shown for trail dedications on the first phase of final map recordation:
 - a. Title Page: ~~We~~ hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a 12 foot wide easement, designated as the Cliffie Stone Trail and a 12 foot wide easement, designated as the Harris Trail.
 - b. If a waiver ~~is~~ filed, a Plat Map depicting the trail alignment must accompany the waiver.
5. Full public access shall be provided for the trail easement.
6. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
 - c. Bush Hammer (or equivalent) finishes at minimum width of trail for crossings at all concrete surfaces.
 - d. Appropriate retaining walls as needed.
 - e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department.

- f. Trail easement must be outside of the road right-of-way.
- 7. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
- 8. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
- 9. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
- 10. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Coordinator for the Department's inspection and approval.
- 11. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
- 12. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
- 13. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
- 14. Upon Departmental approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
 - b. Submit copies of the As-Built Trail drawings.

Ms. Susan Tae
August 6, 2007
Page 4

If you have any questions or comments, please contact E. Sylvia Simpson, Trails Coordinator, at (213) 351-5135.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley", written over a horizontal line.

Larry R. Hensley
Chief of Planning

LH:ESS:Z:Trails:VTTM53189_07e

c: B & E Engineers
James Barber, Patrick Reynolds, Robert Ettleman and E. Sylvia Simpson
(Parks and Recreation)



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
Fifth District

August 2, 2007

RFS No. 07-0017984

Tract No. 53189

Vicinity: Saugus

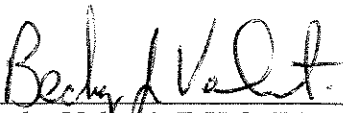
Tentative Tract Map Date: July 9, 2007 (11th Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 53189**. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water Works District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #5** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program

B & E ENGINEERS

an NJS Company

CIVIL ENGINEERING · SURVEYING · LAND PLANNING

24 W. St. Joseph Street
Arcadia, CA 91007-2854

TEL (626) 446-4449
FAX (626) 446-6566

June 6, 2007

Ms. Susan Tae
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, CA 90012

SUBJECT: TRACT NO. 53189 – VIZCARRA PROPERTY

Dear Ms. Tae:

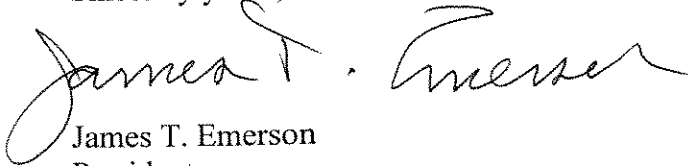
As discussed at our meeting in your office on May 30, 2007, please be advised of the following facts relative to public road access to the subject property.

- A. The Vizcarra property (APN 3244-29-3) is located adjacent to Tract No. 53189 and southwesterly thereof. It contains approximately 34.5 acres.
- B. In conjunction with the approval of a project known as Tesoro de Valle (Tract No. 51644), a three party agreement was executed between Montalvo (developer of Tract No. 51644), San Francisquito Properties, former owner of Tract No 53189 and the Vizcarra family, in which they agreed to mutually cooperate and provide access to one another as part of developing their individual properties.
- C. Based on the aforementioned three party agreement, and during the development of Tract No. 51644, the Vizcarras executed an easement in favor of SunCal/Tesoro, LLC across the southeasterly corner of the Vizcarra property, along with the right to grant that easement to the County of Los Angeles for street, utility, ingress and egress, etc. A copy of that recorded Document No. 02-3005939 is attached.
- D. As part of obtaining the Department of Public Works recommendation for approval of VTTM No. 53189, (the SunCal project) the Department of Public Works required that the triangular piece of property, over which easements were offered to SunCal/Tesoro by Vizcarra, be actually dedicated to the County of Los Angeles.

- E. B & E Engineers prepared the appropriate legal descriptions for this dedication and got the document to SunCal, which they in turn executed. The executed dedication offer was then returned to the County of Los Angeles, Department of Public Works and was recorded as Document No. 06-2207307.
- F. By referring to Exhibit A on the actual dedication to the County of Los Angeles, it is apparent that 83.78 feet (33.05 + 50.73) of frontage that is now dedicated public road abuts the Vizcarra property.
- G. With the approval of street plan and the subsequent construction of the streets in Tract No. 53189, the Vizcarra property would not only have legal access, as it currently does, but will have physical access to a fully improved County of Los Angeles public road.

Hopefully, this clarifies the situation that was brought up at the Board of Supervisors Hearing relative to public road access to the Vizcarra property. If you have any further questions regarding this matter, please feel free to contact me.

Sincerely yours,



James T. Emerson
President

JTE:cf

Attachment

cc: Jerry Schamp, SunCal
Jeff Palmer, SunCal
Ray Pearl, SunCal

LEAD SHEET

02-3005939

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:41 PM DEC 09 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 31 - W 9

CODE
20

DA. FEE Code 20

\$ 2.00

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

02 3005939

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

Suncal/Tesoro, LLC
21601 Devonshire Street, Suite 116
Chatsworth, CA 91311

(Space above line for Recorder's Use Only)

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

Assessor's Parcel No. 2810-1-034

DOCUMENTARY TRANSFER TAX IS \$ none

- ☒ unincorporated area
☐ computed on full value of interest or property conveyed, or
☐ computed on full value less value of liens or encumbrances
remaining at time of sale, and

Value and Consideration Less than \$100
R&T Code Section 11911

Grant of Easement

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REYNALDO R. VIZCARRA, TERESA VIZCARRA AND REBECCA VIZCARRA hereby grant to SUNCAL/TESORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY and their assigns, together with the right to dedicate the same without any further joinder of the Grantor herein to the County of Los Angeles an easement for future street, utility, ingress and egress, grading, slope and landscaping purposes, and construction, maintenance and ingress and egress of future street, slopes and landscaping, including any necessary drainage devices, berms and swales, in and across the real property in the unincorporated territory of the County of Los Angeles, State of California more particularly described in Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated herein by this reference.

The easements herein provided are for use only in conjunction with the grading and construction of the future street, slopes, drainage devices and landscaping by Grantee and the maintenance once accepted by the County of Los Angeles upon the real property in the unincorporated territory of the County of Los Angeles, State of California.

UN SUBSISTENTE

Reynold R. Ryan

[Handwritten signature]

Reynaldo R. Vizcarra
Theresa Vizcarra
~~Teresa Vizcarra~~

~~Teresa Vizearra~~

AKA

X:\Admin\5093\5093-023\5093-023-05\5093-23-05-MP-Victims to SunCal for Burnham-2-14-02.doc

4
02.3005939

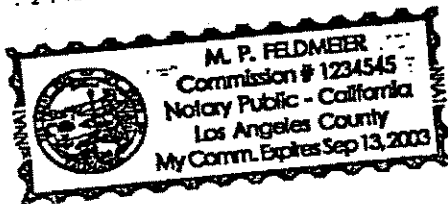
State of California

County of Los Angeles

on _____ before me, M. P. Feldmeier, Notary Public
Date

personally appeared Reynaldo R. Vizcarra

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

M. P. Feldmeier

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Ventura

} ss.

On March 1, 2002, before me, Lydia C. Schwetz, Notary Public

Date

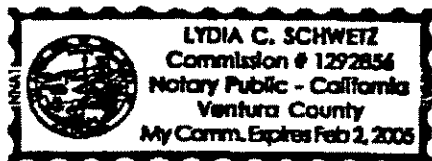
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Rebecca Vizzarra Hennessey & Theresa Louise Vizzarra

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Lydia C. Schwetz
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

EXHIBIT "A"**LEGAL DESCRIPTION****OFFSITE EASEMENTS ON VIZCARRA PROPERTY FOR
TR. NO. 51644-05 IN W1/2, E1/2, SW1/4, NW1/4, SEC. 34,
T5N, R16W, SBM**

THOSE PORTIONS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS DESCRIBED IN DEED TO REYNALDO R. VIZCARRA, ET AL, RECORDED AUGUST 30, 1993 AS INSTRUMENT NO. 93-1686881, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY (VIZCARRA) DESCRIBED IN 4 PARCELS AS FOLLOWS:

PARCEL 1: EASEMENT FOR FUTURE STREET PURPOSES

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LAND OF VIZCARRA; THENCE

1. ALONG THE SOUTH LINE OF VIZCARRA NORTH 89°32'39" WEST 81.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 612.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 17°47'08" WEST; THENCE
2. LEAVING SAID SOUTHERLY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'57" AN ARC DISTANCE OF 50.73 FEET; THENCE
3. TANGENT TO SAID CURVE NORTH 76°57'49" EAST 33.05 FEET TO THE EAST LINE OF SAID LAND OF VIZCARRA; THENCE
4. ALONG SAID EAST LINE SOUTH 00°14'00" EAST 21.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 928 SQUARE FEET, MORE OR LESS.

PARCEL 2: 12 FOOT WIDE EASEMENT FOR LANDSCAPING PURPOSES

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LAND OF VIZCARRA; THENCE ALONG THE SOUTH LINE OF VIZCARRA NORTH 89°32'39" WEST 81.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE

1. CONTINUING ALONG SAID SOUTH LINE NORTH 89°32'39" WEST 35.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 624.00 FEET, 12.00 FEET

- NORTHWESTERLY OF AND CONCENTRIC WITH, MEASURED RADially TO, THAT 612.00 FOOT RADIUS CURVE DESCRIBED IN PARCEL 1 ABOVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 20°52'38" WEST; THENCE
2. LEAVING SAID SOUTHERLY LINE AND NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 07°50'27" AN ARC DISTANCE OF 85.39 FEET TO A LINE 12.00 FEET NORTHWESTERLY OF AND PARALLEL WITH, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN PARCEL 1 ABOVE AS HAVING A DISTANCE OF 33.05 FEET; THENCE
 3. ALONG SAID PARALLEL LINE AND TANGENT TO LAST SAID CURVE NORTH 76°57'49" EAST 35.77 FEET TO SAID EAST LINE OF VIZCARRA; THENCE
 4. ALONG SAID EAST LINE SOUTH 00°14'00" EAST 12.31 FEET TO THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL 1; THENCE
 5. ALONG SAID NORTHWESTERLY LINE SOUTH 76°57'49" WEST 33.05 FEET TO THE BEGINNING OF SAID TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 612.00 FEET; THENCE
 6. SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 04°44'57" AN ARC DISTANCE OF 50.73 FEET TO THE TRUE POINT OF BEGINNING.
- CONTAINING 1,235 SQUARE FEET, MORE OR LESS.

PARCEL 3: SLOPE EASEMENT

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LAND OF VIZCARRA; THENCE ALONG SAID SOUTH LINE OF VIZCARRA NORTH 89°32'39" WEST 116.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE

1. CONTINUING ALONG SAID SOUTH LINE NORTH 89°32'39" WEST 16.00 FEET; THENCE
2. LEAVING SAID SOUTH LINE NORTH 60°53'25" EAST 82.18 FEET; THENCE
3. NORTH 81°45'32" EAST 61.23 FEET TO SAID EAST LINE OF VIZCARRA; THENCE
4. ALONG SAID EAST LINE SOUTH 00°14'00" EAST 15.93 FEET TO THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL 2; THENCE
5. ALONG SAID NORTHWESTERLY LINE SOUTH 76°57'49" WEST 35.77 FEET TO THE BEGINNING OF THE ABOVE DESCRIBED TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 624.00 FEET; THENCE
6. SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°50'27" AN ARC DISTANCE OF 85.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,036 SQUARE FEET, MORE OR LESS.

PARCEL 4: TEMPORARY CONSTRUCTION EASEMENT

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LAND OF VIZCARRA;
THENCE ALONG SAID SOUTH LINE OF VIZCARRA NORTH 89°32'39" WEST
132.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE

1. CONTINUING ALONG SAID SOUTH LINE NORTH 89°32'39" WEST
98.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE
SOUTHEASTERLY HAVING A RADIUS OF 674.00 FEET, A RADIAL
LINE THROUGH SAID POINT BEARS NORTH 29°57'33" WEST; THENCE
2. LEAVING SAID SOUTH LINE AND NORTHEASTERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 16°55'22" AN ARC DISTANCE OF
199.07 FEET; THENCE
3. TANGENT TO SAID CURVE NORTH 76°57'49" EAST 47.14 FEET TO
SAID EAST LINE OF VIZCARRA; THENCE
4. ALONG SAID EAST LINE SOUTH 00°14'00" EAST 35.34 FEET TO
THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL 3;
THENCE
5. ALONG SAID NORTHWESTERLY LINE SOUTH 81°45'32" WEST 61.23
FEET; THENCE
6. CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60°53'25"
WEST 82.18 FEET TO THE TRUE POINT OF BEGINNING.

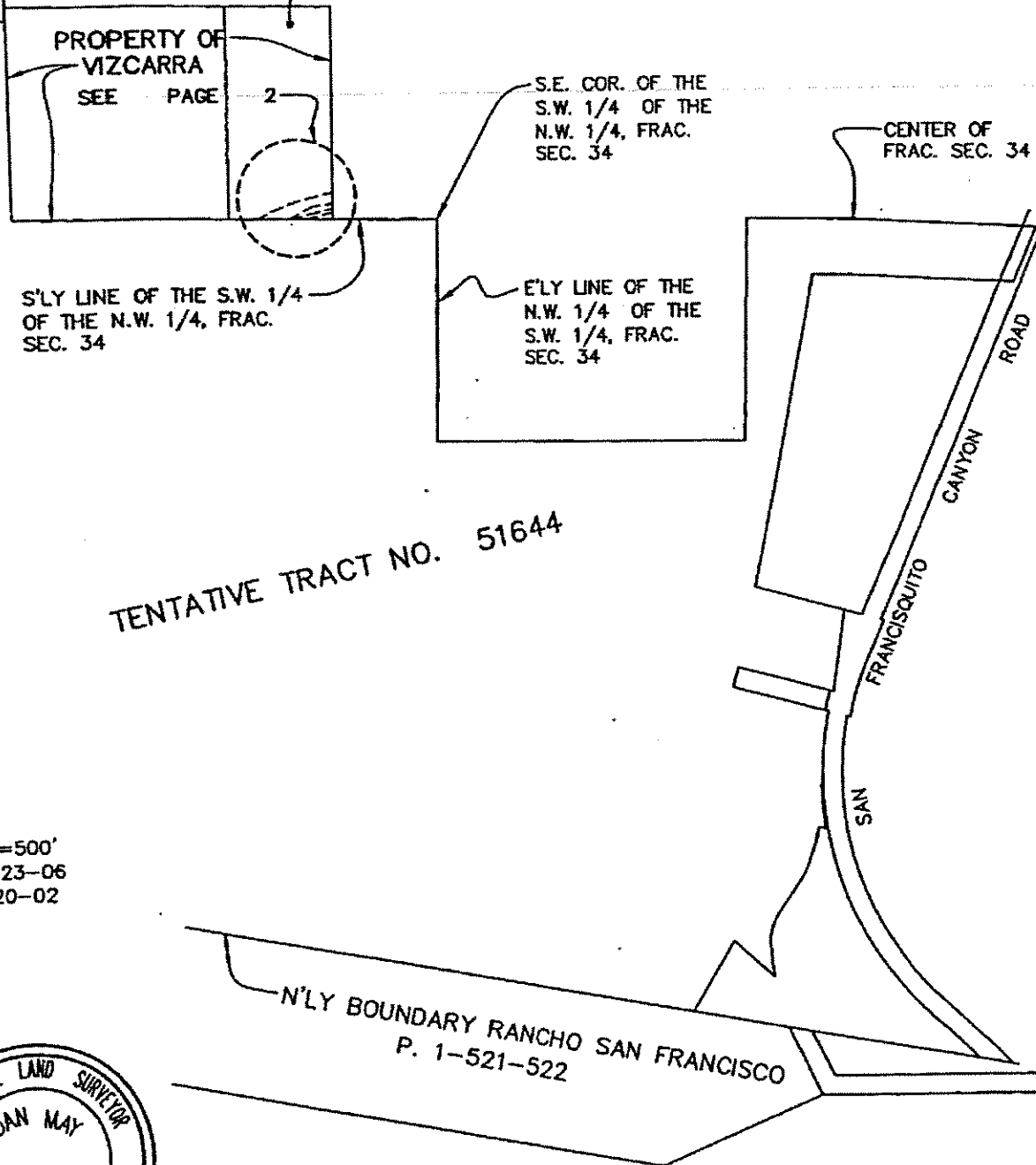
CONTAINING 7,288 SQUARE FEET, MORE OR LESS.



EXHIBIT "B"

OFFSITE EASEMENTS FOR FUTURE STREET, LANDSCAPE, SLOPE AND TEMPORARY
CONSTRUCTION PURPOSES FOR TENTATIVE TRACT NO. 51644 IN THE
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PORTION OF THE W 1/2, E 1/2, SW 1/4, NW 1/4,
OF SEC. 34, T. 5 N., R. 16 W., S.B.M.

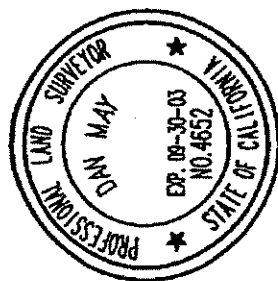


SCALE: 1"=500'
W.O. 5093-23-06
DATE: 2-20-02



EXHIBIT "B"

OFFSITE EASEMENTS FOR FUTURE STREET, LANDSCAPE, SLOPE AND TEMPORARY CONSTRUCTION PURPOSES
FOR TENTATIVE TRACT NO. 51644 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES



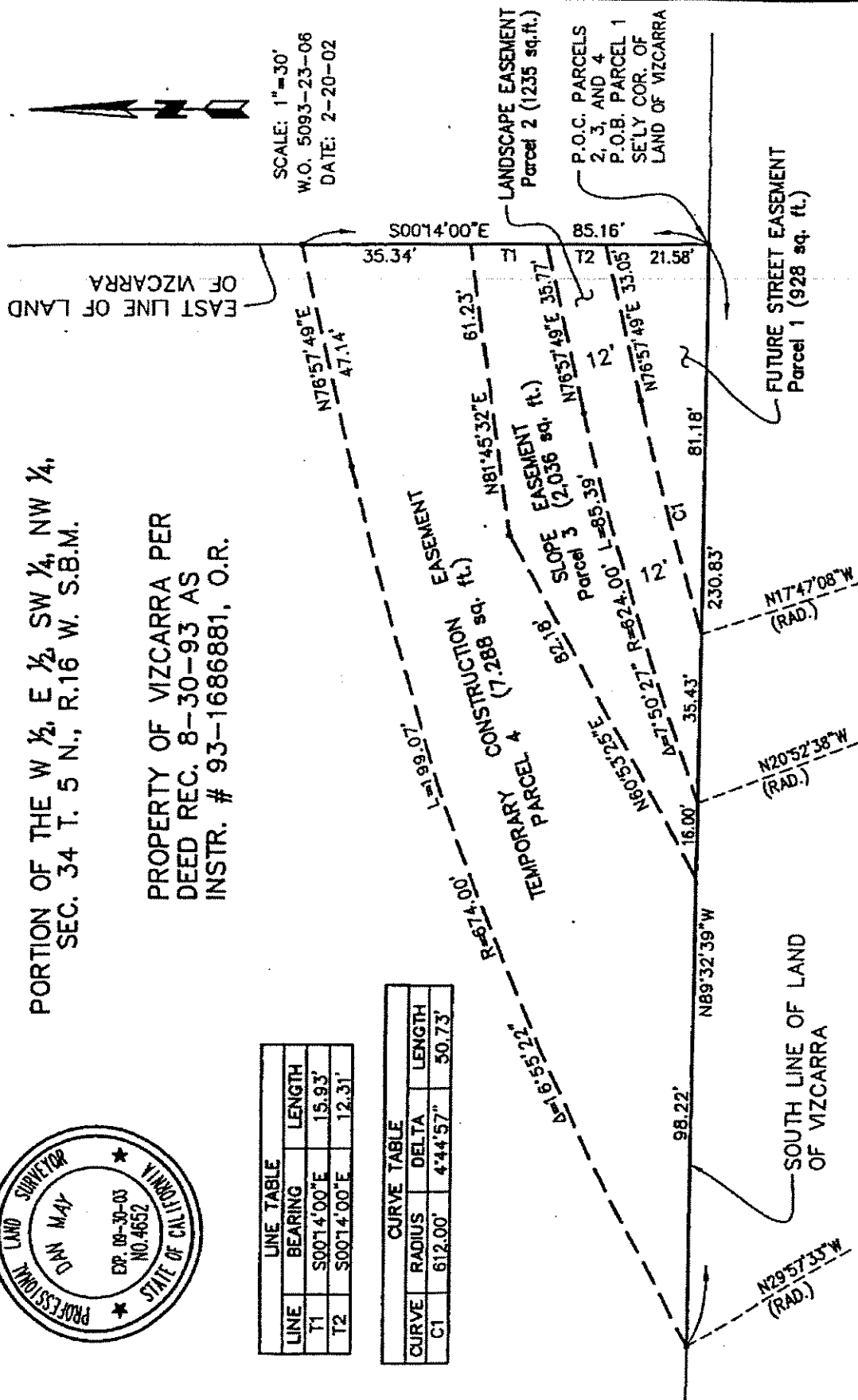
PORTION OF THE W $\frac{1}{2}$, E $\frac{1}{2}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$,
SEC. 34 T. 5 N., R. 16 W. S.B.M.

PROPERTY OF VIZCARRA PER
DEED REC. 8-30-93 AS
INSTR. # 93-1686881, O.R.

LINE TABLE		
LINE	BEARING	LENGTH
T1	S00°14'00"E	15.93'
T2	S00°14'00"E	12.31'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	612.00'	4°44'57"	50.73'

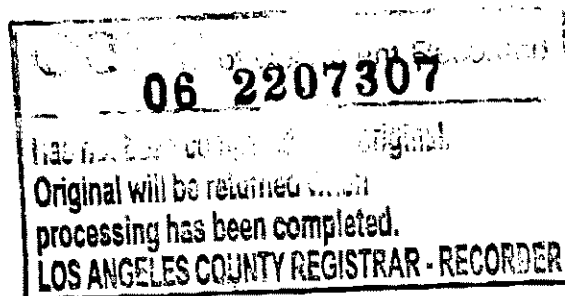
SCALE: 1"=30'
W.O. 5093-23-06
DATE: 2-20-02



X: \survey\51644\exhibits\dwg\LD7120-2.dwg

RECORDING REQUESTED BY:
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO:
SUBDIVISION MAPPING SECTION
LAND DEVELOPMENT DIVISION
DEPARTMENT OF PUBLIC WORKS
P.O. BOX 1460
ALHAMBRA, CA 91802-1460



SPACE ABOVE THIS LINE FOR RECORDER'S USE

ROAD DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SunCal/Tesoro, LLC, A Delaware Limited Liability Company

do(es) hereby grant to the COUNTY OF LOS ANGELES, an easement for public road and highway purposes in the real property in the unincorporated territory of the County of Los Angeles, State of California, described in the attached Exhibit "A" and shown as Parcel 1 on the attached Exhibit "B".

Parcel 1 is to be known as Stoney Creek Road.

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.

Date: 11-15-05

SunCal/Tesoro, LLC
A Delaware Limited Liability Company

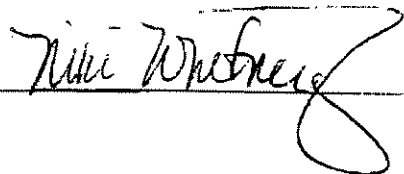

By: Bruce Elieff, Manager

STATE OF CALIFORNIA)
)ss.
COUNTY OF Orange)

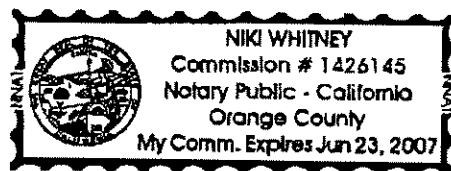
On November 15, 2005 before me, Niki Whitney, notary public
personally appeared Bruce Elieff personally known to me (or ~~proved~~
~~to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to
the within instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



[SEAL]



ACKNOWLEDGMENT FORM

STATE OF CALIFORNIA)

) ss.

COUNTY OF LOS ANGELES)

On _____, before me, _____
(insert name of the officer)

_____, Notary Public.
(insert title of the officer)

personally appeared _____
(insert name(s) and title(s))

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

(Seal)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

ACKNOWLEDGMENT FORM (FOR COUNTY USE ONLY)

State of California)

) ss.

County of Los Angeles)

On _____, before me, CONNY B. McCORMACK, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared _____

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CONNY B. McCORMACK, Registrar-Recorder/
County Clerk of the County of Los Angeles

By _____
Deputy County Clerk

(Seal)

RECOMMENDED FOR ACCEPTANCE,

Date SEPTEMBER 21, 20 06

DEPARTMENT OF PUBLIC WORKS,
Land Development Division

By Jeffrey L. Owens
Jeffrey L. Owens
Supervising Cadastral Engineer II

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated 10/2, 2006

By Dennis Hunter
Dennis Hunter

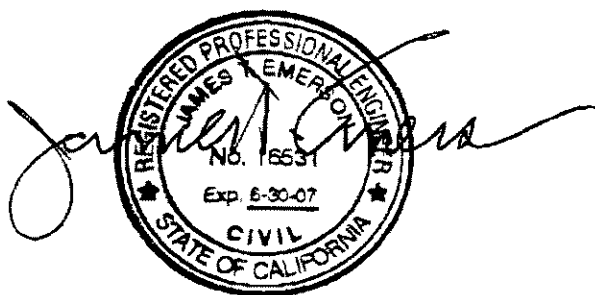
ASSISTANT DEPUTY DIRECTOR - LAND DEVELOPMENT DIVISION

EXHIBIT A

LEGAL DESCRIPTION

That portion of the west half of the east half of the southwest quarter of the northwest quarter of Fractional Section 34, Township 5 North, Range 16 West, S.B.M., within the following described boundaries:

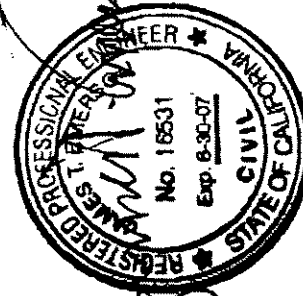
Beginning at the easterly terminus of that certain 612 foot radius curve in the southeasterly boundary of Lot 1, Tract No. 51644-05, as shown on map filed in Book 1273, pages 7 to 16 inclusive, of Maps, in the office of the Recorder of the County of Los Angeles; thence northeasterly along the northeasterly continuation of said certain curve through a central angle of $4^{\circ} 44' 57''$ a distance of 50.73 feet to a line parallel with and 32 feet northerly, measured at right angles, from that certain course of North $76^{\circ} 57' 49''$ East 73.94 feet in the centerline of Stoney Creek Road, as said centerline is shown on said map; thence North $76^{\circ} 57' 49''$ East along said parallel line 33.05 feet to the easterly line of that certain parcel of land described in deed to Reynaldo R. Vizcarra, et al, recorded on August 30, 1993, as Instrument No. 93-1686881, of Official Records, in the office of said recorder; thence South $0^{\circ} 14' 00''$ East along said easterly line 21.58 feet to the easterly prolongation of the northerly line of said Lot 1; thence North $89^{\circ} 32' 39''$ West along said easterly prolongation 81.18 feet to the point of beginning.



16W., S.B.M.

EXHIBIT "B"

SCALE: 1"=60'



**VESTING TENTATIVE TRACT MAP NO. 53189
ENVIRONMENTAL IMPACT REPORT
SCH No. 2000071052**

**COMPARATIVE IMPACT ANALYSIS
FOR REVISED ONE-ACRE LOT TRACT MAP**

Prepared for:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared by:

BonTerra Consulting
3452 E. Foothill Blvd., Suite 420
Pasadena, California 91107
(626) 351-2000

Contact: Thomas E. Smith, Jr., AICP, FSMPS
Principal

November 5, 2007

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EXECUTIVE SUMMARY

This document provides a comparative evaluation of the potential environmental impacts between the Revised 2007 Tract Map design for Vesting Tentative Tract Map (VTTM) 53189 that was based on directives from the County of Los Angeles Board of Supervisors (Board) and the original 2006 tract map design analyzed in the Draft Environmental Impact Report (Draft EIR). This document responds to the Board's directive to the Applicant (SunCal) to revise the tract map based on public comments received on the Draft EIR. The purpose of this document is to provide information for the Board to consider in its decision-making process about changes to the environmental analysis that would result from the implementation of the Revised 2007 Tract Map rather than the 2006 Tract Map.

In summary, impacts from the Revised 2007 Tract Map design, when compared to the 2006 Tract Map approved by the Planning Commission, would be reduced or be similar to those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measures for the following environmental factors: Geotechnical, Flood, Fire, Water Quality, Biota, Cultural Resources, Visual Qualities, Traffic/Access, Sewage Disposal, Education, Water Utilities, Environmental Safety, Agricultural Resources, Fire/Sheriff, General (i.e., energy resources or pattern, scale, or character of the area or community), Land Use, Mineral Resources, Noise, Population/Housing/Employment/Recreation, and Other Services (i.e., solid waste).

Air Quality peak day and peak quarter emissions would be slightly reduced, although the ultimate determination of significance would remain unchanged. A detailed geotechnical review of the revised design revealed that the amount of grading analyzed in the 2006 Draft EIR (i.e., 932,000 cubic yards) overestimated the amount of alluvium removal and replacement required. Therefore, air quality impacts would be reduced for short-term construction-related emissions due to the decreased cubic yards of grading required for the 2007 Tract Map design when compared to the Revised 2006 Tract Map. Overall, operational activities would result in fewer emissions due to the reduced number of lots, thereby reducing long-term air quality impacts.

Table ES-1 provides a brief summary of the design differences among: the original 2006 Tract Map analyzed in the Draft EIR; the Planning Commission approved design; and the Revised 2007 Tract Map. Table ES-2 provides a summary of the impact analysis presented in this document. This comparative analysis concludes that based upon the California Environmental Quality Act (CEQA) Guidelines, Section 15088.5, the EIR does not need to be re-circulated because the project redesign does not result in "significant new information."

TABLE ES-1
VTTM 53189 DESIGN SUMMARY COMPARISON TABLE

2006 Tract Map	Commission Approved Map	Revised 2007 Tract Map
Project Description		
No change to the following: <ul style="list-style-type: none"> Roadway configuration Avoidance of SEA No. 19 Below-ground stabilization levee 		
Land Use Calculations		
Lots range in size from 0.23 to 0.90 acres Pads range in size from 0.23 to 0.38 acres	Lots range in size from 0.35 to 1.37 acres Pads range in size from 0.25 to 0.90 acres	Lots range in size from 1.0 to 1.14 acres Pads range in size from 0.36 to 0.92 acres
Residential Lots		
60	45	41
Open Space Lots¹		
3	3	6
Debris Basin Lots		
3	4	4
Grading		
246,000- raw excavation 600,000- alluvium compaction 86,000- levee stabilization 932,000- TOTAL	246,000- raw excavation 600,000- alluvium compaction 86,000- levee stabilization 932,000- TOTAL	351,000- raw excavation 495,000- alluvium compaction 51,000- levee stabilization 897,000- TOTAL
Open Space Acreage¹		
148.5 acres (~80 percent)	142.8 acres (~77 percent)	130.2 acres (~70 percent)
¹ Open space lots include fuel modification areas and manufactured slopes		

**TABLE ES-2
COMPARATIVE IMPACT ANALYSIS SUMMARY**

Factor	2006 Tract Map	Revised 2007 Tract Map
Geotechnical	<ul style="list-style-type: none"> Grading footprint: ~40 acres Earthwork: ~932,000 cy 	<ul style="list-style-type: none"> Grading footprint: ~48 acres Earthwork: ~897,000 cy
<p>In order to further the Board's directive to increase lot size to accommodate equestrian activities, graded pad sizes were increased. A detailed geotechnical review of the revised design revealed that the amount of grading analyzed in the 2006 Draft EIR (i.e., 932,000 cubic yards) overestimated the amount of alluvium compaction required for site development. The reduction in the number of graded pads in the Revised 2007 Tract Map further reduced the grading requirements. Therefore, overall grading impacts would be reduced due to the decreased cubic yards of grading required for the 2007 Tract Map design when compared to the revised 2006 Tract Map. All graded pads were increased to a 15,000 square foot minimum, which is the minimum lot size required by the County to accommodate horses. The increased pad size would be more compatible with the required increase in lot size.</p> <p>Also, as directed by Department of Regional Planning Staff, some of the hillside areas now incorporate contour grading to more closely blend manufactured slopes with adjacent natural terrain. With this technique, contour grading creates a much more natural appearance of graded hillside areas. All earthwork would be completely balanced on site; no excess cut or fill material would need to be exported from or imported to the site.</p> <p>Geotechnical Conclusion: Impacts from the revised project would be less than those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measures for geotechnical conditions described in the Draft EIR Mitigation Monitoring Plan.</p>		
Flood	<ul style="list-style-type: none"> Increase in peak post-development storm water runoff of 49.7 cubic feet per second over pre-development condition. 	<ul style="list-style-type: none"> Change in storm water runoff was not quantified. Decreased impervious cover (fewer lots) results in a proportionate decrease in storm water runoff. Same storm drain system features.
<p>Flood Conclusion: Impacts from the revised project would be proportionately less than those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.</p>		
Fire	<ul style="list-style-type: none"> Located within VHFHSZ (Very High Fire Hazard Severity Zone). 	<ul style="list-style-type: none"> Reduced lots (i.e. reduced population) could result in reduced human-caused wildfire hazards for project located within VHFHSZ. No change to fuel modification requirements.
<p>Fire Conclusion: Impacts from the revised project would be similar to those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.</p>		
Water Quality	<ul style="list-style-type: none"> Tributary to Santa Clara River (303d). Subject to SUSMP/NPDES/Manure Management Plan. 	<ul style="list-style-type: none"> Tributary to Santa Clara River (303d). Reduced lots (i.e., reduced cars and population) could result in reduced human-caused pollutants in runoff. Increased number of equestrian-capable lots could increase horse waste. Subject to the same SUSMP/NPDES/Manure Management Plan requirements.
<p>Water Quality Conclusion: Impacts from the revised project would be similar to those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan. Although the total number of equestrian-capable lots would increase, which could increase horse waste, implementation of the Manure Management Plan (as a condition of approval) would address potential water quality impacts associated with additional horse waste onsite.</p>		

TABLE ES-2 (Continued)
COMPARATIVE IMPACT ANALYSIS SUMMARY

Factor	2006 Tract Map	Revised 2007 Tract Map
Air Quality	<ul style="list-style-type: none"> Significant unavoidable impact for construction-related NO_x. No operational long-term significant impacts. 	<ul style="list-style-type: none"> Change in pollutant emissions not quantified. Decreased construction emissions due to decreased grading activities. Decreased operational emissions due to fewer lots (fewer vehicles).
Air Quality Conclusion: Short-term construction-related emissions from the revised project would be proportionately less than those identified in the Draft EIR due to reduced grading, but would likely remain significant for NO _x . Operational activities would result in fewer emissions; thereby reducing long-term impacts. All other emissions would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Biota	<ul style="list-style-type: none"> Impacts to 10 vegetation types, jurisdictional waters, western spadefoot, and slender mariposa lily. 0.05 acre impact to SEA No. 19. 80% of site in open space. 	<ul style="list-style-type: none"> Increased impacts above the 2006 tract map impacts to non-native grassland, alluvial sage scrub, ornamental and chamise chaparral vegetation types and to jurisdictional waters. No change in impact to SEA No. 19. 70% of site in open space. Reduced impacts from human activities (i.e. indirect impacts- noise, urban runoff, night lighting) from fewer lots (fewer residents).
Biota Conclusion: Impacts from the revised project would be incrementally increased from those identified in the Draft EIR due to the increased development footprint. Overall, approximately 70 percent (130.2 acres) of the project site would remain in open space lots. However, all impacts would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Cultural	<ul style="list-style-type: none"> No impacts to significant archaeological or historical resources. Potential for paleontological impacts due to grading. 	<ul style="list-style-type: none"> No impacts to significant archaeological or historical resources. Increased grading footprint increases potential impacts above the 2006 tract map impacts to paleontological resources.
Cultural Conclusion: Impacts from the revised project would be slightly higher those described in the Draft EIR for paleontological resources and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Visual	<ul style="list-style-type: none"> 60-lot development. 0.23 to 0.90-acre lot size. 80% open space. 	<ul style="list-style-type: none"> 41-lot development results in more rural character (preferred by surrounding community). 1.0 to 1.14-acre lot size. 70% open space.
Visual Conclusion: Impacts from the revised project would be less than those described in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Traffic	<ul style="list-style-type: none"> Project generates: 574 average daily trips 45 AM peak hour trips and 61 PM peak hour trips. 	<ul style="list-style-type: none"> Change in traffic not quantified. Reduced lot count results in a proportionate reduction in trips.
Traffic Conclusion: The cumulative traffic impact from the revised project would be proportionately less than described in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan. The Project Applicant's fair share cost to implement the mitigation would be recalculated to reflect the reduced size of the project.		

TABLE ES-2 (Continued)
COMPARATIVE IMPACT ANALYSIS SUMMARY

Factor	2006 Tract Map	Revised 2007 Tract Map
Sewage	<ul style="list-style-type: none"> Project generates 15,600 gallons per day (gpd) of wastewater generated. 	<ul style="list-style-type: none"> Wastewater generation reduced to 10,660 gallons per day (gpd).
Sewage Conclusion: Wastewater generation for the revised project would be proportionately reduced and impacts related to integrating the project site into the Sanitation Districts' jurisdiction would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Education	<ul style="list-style-type: none"> Project generates: <ul style="list-style-type: none"> 25.9 elementary students. 10.6 junior high students. 15.6 high school students. 	<ul style="list-style-type: none"> Student generation and demand for library resources reduced proportionately as follows: <ul style="list-style-type: none"> 17.7 elementary students. 7.3 junior high students. 10.7 high school students.
Education Conclusion: Impacts from the revised project would be proportionately less than those described in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Water Utilities	<ul style="list-style-type: none"> Project generates 54 acre-feet/year of water demand. 	<ul style="list-style-type: none"> Water demand reduced proportionately to 37 acre-feet/year.
Water Utilities Conclusion: Impacts from the revised project would be less than those described in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Environmental Safety	<ul style="list-style-type: none"> Re-abandon 2 on-site oil wells. 	<ul style="list-style-type: none"> No change in impacts.
Environmental Safety Conclusion: Impacts from the revised project would be to the same as those described in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure described in the Draft EIR Mitigation Monitoring Plan.		
Effects Not Significant	<ul style="list-style-type: none"> No impact or less than significant impact for the following: <ul style="list-style-type: none"> -Agricultural Resources -Fire/Sheriff -General (energy resources) -Land Use -Mineral Resources -Noise -Population/Housing/Employment/Recreation -Other (solid waste) 	<ul style="list-style-type: none"> No change for impacts to the following: <ul style="list-style-type: none"> -Agricultural Resources -Land Use -Mineral Resources Proportionate reduction in impacts to the following: <ul style="list-style-type: none"> -Fire/Sheriff -General (energy resources) -Noise -Population/Housing/Employment/Recreation -Other (solid waste)
Effects Not Significant Conclusion: Impacts from the revised project would be similar to or proportionately less than those described in the Draft EIR and would result in no impact or a less than significant impact.		

SECTION 1.0 2006 AND REVISED 2007 TRACT MAP DESIGN SUMMARY

This document provides a comparative evaluation of the potential environmental impacts between the Revised 2007 Tract Map for Vesting Tentative Tract Map (VTTM) 53189 design that was based on directives from the County of Los Angeles Board of Supervisors (Board) and the original 2006 tract map design analyzed in the Draft Environmental Impact Report (Draft EIR). This document responds to the Board's directive to the Applicant (SunCal) to revise the tract map based on public comments received on the Draft EIR. The purpose of this document is to provide information for the Board to consider in its decision-making process about changes to the environmental analysis that would result from the implementation of the revised 2007 Tract Map rather than the 2006 Tract Map.

1.1 2006 TRACT MAP (EIR) DESIGN CHARACTERISTICS

The 2006 Tract Map design is located in Figure 1. The density of the original project design (2006 Tract Map), as analyzed in the Draft EIR and shown in Figure 1, was calculated using the land use boundaries for Floodway/Floodplain (W), Hillside Management (HM), and Non-Urban 1 (N-1) originating from the *Santa Clarita Valley Area Plan* (SCVAP). The W designation refers to the central portion of the site, which accounts for 54.3 acres of the project site and does not allow for residential development. The large majority of the remaining portion of the project site is designated as N-1, which includes 127 acres and allows a maximum of 0.5 dwelling units per acre. The area designated as N-1 could contain up to 60 residential units, given the various ranges of slope on the site. Approximately 4.6 acres of the project site are included within the HM area, which could contain a total of 1.0 unit, based on the range of slopes on the site.

Therefore, based on the land use designation in the SCVAP, the project site could contain a total of up to approximately 61 units. The project site is zoned both A-2-2 and R-1-7,000 (which allow agricultural and residential land uses, respectively). The slope analysis was done according to SCVAP criteria, resulting in an allowable density of 61 units for the 185.8-acre site. This methodology is required by the Los Angeles County Department of Regional Planning (DRP) and the results of this analysis were determined to be satisfactory and in compliance with DRP requirements.

The 2006 Tract Map design consists of 66 lots (60 single-family, 3 open space, and 3 public facility/debris basin). The project site is located in the unincorporated area north of the City of Santa Clarita. Three large open space lots (including the Significant Ecological Area [SEA] No. 19 within Lot 61) would comprise approximately 80 percent of the project site. All project development would occur on the west side of San Francisquito Canyon Creek, with the exception of the development of two equestrian/hiking trails: the Cliffie Stone Trail along the San Francisquito Canyon Road and the Butterfield Overland Stage Trail located between the eastern boundary of SEA No. 19 and the Cliffie Stone Trail.

The 2006 Tract Map would involve approximately 246,000 cubic yards (cy) of raw excavation, approximately 600,000 cy of alluvium compaction, and approximately 86,000 cy of excavation for construction of the bank stabilization levee (discussed below), for a total of approximately 932,000 cy of grading which would be balanced on site. Soil stabilization activities would also be required in many areas of the site due to the loose alluvial soils underlying the majority of the project footprint. Considerable changes to topography due to grading activities would be avoided due to the compact development design that maintains the majority of the natural on-site features.

RESIDENTIAL LOTS

The 60 residential lots in the 2006 Tract Map would range in size from 39,336 square feet to 10,075 square feet (0.90 to 0.23 acres, respectively). The footprint of the residential development would lie entirely within the western portion of the site, west of the San Francisquito Canyon SEA, and has been designed to preserve the majority of the biological resources on-site. The homes would be developed in a sideways "T" shape along three planned roadways: "A" Street would run north-south along the edge of the San Francisquito Canyon Creek and would connect to Stoney Creek Road in Tesoro del Valle to the south and with Las Tunas Trail to the north; "B" Street would run east-west and would connect Avenida Rancho Tesoro in Tesoro del Valle with "A" Street; and "C" Street would connect "B" Street with a private property north of the project site.

OPEN SPACE LOTS

Approximately 148.5 acres (80 percent) of the 2006 Tract Map project site is designed to be preserved as open space within Lots 61, 62, and 63. The open space lots would be granted to the County of Los Angeles and would remain as open space in perpetuity. These open space lots would be maintained through a Homeowners Association (HOA), consistent with the approved conditional use permit. The three open space lots include:

- Lot 61 (4,510,386 square feet or 103.5 acres);
- Lot 62 (1,294,891 square feet or 29.7 acres);
- Lot 63 (666,421 square feet or 15.3 acres).

Lot 61 includes the portion of SEA No. 19 along the eastern portion of the project site from north to south, as well as its associated floodplain. This lot also contains the two proposed County designated equestrian/hiking/biking trails. The Cliffie Stone Trail would be located adjacent to San Francisquito Canyon Road and the Butterfield Overland Stage Trail would be located farther west, but would not impact SEA No. 19. In the northeast corner of Lot 61, a small portion of the existing dirt road extension of Lady Linda Lane would be paved from San Francisquito Canyon Road. This paved area would be the approximate length of a driveway and would include roughly 3,370 square feet, or 0.08-acre. This small driveway would not impact the SEA No. 19 and would be paved over the existing dirt road.

Lot 62 includes property in the southwest portion of the 2006 Tract Map project site that contains holly-leaf cherry woodland. Lot 63 is located in the northwest corner of the site and includes the steeper hillsides and ridge tops. The large majority of these open space lots would be preserved in their natural state, although some portions of these lots would include fuel modification zones and manufactured slopes vegetated with native plants.

DEBRIS BASIN LOTS

Three debris basins would be developed on the 2006 Tract Map project site and are designated as Lots 64, 65, and 66. Debris basins are constructed earthen depressions that are designed to capture storm water runoff and allow the debris and silt to settle out before entering natural drainages or storm drain systems. The accumulated debris and silt would require periodic removal in order to ensure the proper functioning of the basins. The three debris basin lots on the project site would be dedicated to the County of Los Angeles. Therefore, these lots would become the property of the County and would be maintained by the County in perpetuity.

BELOW-GROUND BANK STABILIZATION LEVEE

A below-ground levee would be constructed to provide adequate flood protection for the 2006 Tract Map project site. The levee would provide protection for the graded pads in case the braided stream of the San Francisquito Canyon Creek was to meander toward the development and erode the supporting soil during a 50-Year Capital Flood event. Because the locations of the graded pads are significantly above the water surface elevation of the 50-Year Capital Flood under a bulked and burned flow assumption, the bank stabilization levee would be located along the existing floodplain boundaries and would extend below ground. Upon completion of the levee construction, the excavation would be entirely backfilled with existing creek soil and only the four horizontal feet of above ground levee "free board" space would be visible.

1.2 PLANNING COMMISSION AND BOARD OF SUPERVISORS HEARINGS

A public hearing on the proposed 2006 Tract Map project and Draft EIR for 60 single-family lots was held by the Regional Planning Commission (RPC) on March 29, 2006. Upon consideration of the comments received during the Draft EIR public review period as well as at the public hearing, the RPC directed SunCal to revise the tract map. Revisions to the tract map were to include fewer and larger lots that would be capable of accommodating equestrian activities in order to reflect the rural character of the existing neighborhood.

As a result, a conceptual map design for 56 single-family lots was presented to the RPC on May 10, 2006. The RPC again instructed SunCal to consider the comments received at the March 29, 2006, public hearing and to redesign the tract map in response to those comments. The tract map was further revised and re-submitted to the County on June 19, 2006, and considered by the RPC on August 16, 2006. The revised tract map included 45 residential lots, which represented a 25 percent reduction in the number of lots originally proposed for the site (i.e., 60 lots were originally proposed in the Draft EIR). All of the residential lots were a minimum of 15,000 square feet, which allowed for equestrian uses on each property. A total of seven lots were a minimum of one acre, addressing the request for larger lots on the project site. Although the RPC-approved tract map was largely kept within the same footprint, changes to debris basin locations and design resulted in a decrease in open space from 80 percent to 77 percent.

To address a request from the community for visual screening of the project site from San Francisquito Canyon Road, a landscape plan for the project site was developed that included planting of cottonwood trees along the eastern edge of the subdivided lots adjacent to the western boundary of SEA No. 19. These trees will be planted in clumps to reflect a naturalized landscape and will partially obscure views of the developed project site from San Francisquito Canyon Road.

This revised project design (Revised 2006 Tract Map) was approved by the RPC on December 13, 2006. The RPC approval was subsequently appealed to the Board. At the March 27, 2007, hearing the Board instructed SunCal to further revise the project design in order to satisfy the community's desire to further increase the size of the residential lots to no smaller than one acre. As a result, the project has been revised to reflect the recommendations of the Board and was re-submitted for Subdivision Committee review on Thursday, May 10, 2007. This document addresses the Revised 2007 Tract Map for 41 single-family lots submitted on May 10, 2007.

1.3 **2007 TRACT MAP DESIGN CHARACTERISTICS**

The Revised 2007 Tract Map design, that was prepared at the direction of the Board, is located in Figure 2. This Revised 2007 Tract Map includes 41 residential homes (a 31.6 percent reduction from the 2006 design) and has a grading footprint of approximately 48 acres (a 20 percent increase from the 2006 design) to accommodate the larger lots. The revised tract map would impact approximately 66.1 acres of vegetation (a 15.2 percent increase from 2006 design), which includes ungraded areas within the private lots, manufactured slopes, and fuel modification areas. Figure 3 provides a comparison of the impact footprints of the two tract maps.

The Revised 2007 Tract Map involves the construction of 41 residential single-family lots, six open space lots, and four debris basin (flood control) lots on the 185.8-acre site. As in the 2006 tract map design, all project development would occur west of San Francisquito Canyon Creek, with the exception of the development of two equestrian/hiking trails: the Cliffie Stone Trail along the San Francisquito Canyon Road and the Butterfield Overland Stage Trail located between the eastern SEA No. 19 boundary and the Cliffie Stone Trail.

RESIDENTIAL LOTS

The 41 residential lots in the Revised 2007 Tract Map would range in size from 43,560 square feet to 49,648 square feet (1.0 to 1.14 acres, respectively). The 2006 tract map design analyzed in the 2006 Draft EIR included 60 residential lots. Therefore, the Revised 2007 Tract Map project represents a 31.6 percent decrease in the number of residential units.

The average residential lot size is 1.03 acres. The graded pad sizes range from 15,498 square feet to 40,118 square feet (0.36 acres to 0.92 acres, respectively). The footprint of the residential development lies entirely within the western portion of the site, west of the San Francisquito Canyon Creek SEA No. 19. The site access and street configuration remains the same as proposed in the 2006 tract map.

OPEN SPACE LOTS

Under the Revised 2007 Tract Map, approximately 70 percent of the project site (130.2 acres) will be preserved as open space (Lots 42 through 47). Therefore, this redesigned project represents a reduction of 12.3 percent from the 2006 tract map. As previously discussed, the RPC approved Revised 2006 Tract Map resulted in a decrease in open space from 80 percent to 77 percent (i.e., 143 acres of open space). Therefore, the Revised 2007 Tract Map results in a nine percent reduction from the RPC approved 2006 Tract Map. As in the original 2006 tract map design, the open space lots will be granted to the County of Los Angeles and will remain as open space in perpetuity and be maintained through a Homeowners Association (HOA), consistent with the approved conditional use permit.

Lot 42 includes the portion of SEA No. 19 along the eastern portion of the project site extending from north to south, as well as its associated floodplain. This lot also contains the two proposed County designated equestrian/hiking/biking trails. The Cliffie Stone Trail would be located adjacent to San Francisquito Canyon Road and the Butterfield Overland Stage Trail would be located farther west, but would not impact SEA No. 19. In the northeast corner of Lot 42, a small portion of the existing dirt road extension of Lady Linda Lane would be paved from San Francisquito Canyon Road. This paved area would be the approximate length of a driveway and would include roughly 3,370 square feet, or 0.08-acre. This small driveway would not impact the SEA No. 19 because it would be paved over the existing dirt road.



- SEA #19 Boundary
- Tract Map Boundary
- Revised Tract Map Impact Footprint
- Area of Impact Reduction
- Area of Impact Expansion
- Area of Unchanged Impacts

Tract Map Impact Footprint Comparison

VTTM 53189 Comparative Impact Analysis



Figure 3

Open space Lot 43 includes property in the southwest portion of the project site that contains the holly-leaf cherry woodland and jurisdictional drainages that lead to San Francisquito Creek. This lot also contains the existing Harris Trail, which has historically been used for equestrian purposes. Lot 44 is located in the northwest corner of the site and includes the steeper hillsides and ridge tops. The three smaller open space Lots (45, 46, and 47) contain debris basins and are located adjacent to the roadways that connect to the Tesoro del Valle community. The majority of these open space lots will be preserved in their natural state, although some portions of these lots will include fuel modification zones and manufactured slopes vegetated with native plant materials.

DEBRIS BASIN LOTS

Four debris basins will be developed on the Revised 2007 Tract Map project site (Lots 48, 49, 50, and 51). As in the original 2006 tract map design, the four debris basin lots on the project site will be delegated to the County of Los Angeles for operation and maintenance.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

The information and comparative analysis provided in this document does not require circulation or recirculation of this document or any other document previously presented to the Board. This process complies with the standards set forth in the CEQA Guidelines, Section 15088.5, which states the following:

New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement.

The project redesign requested by the Board to incorporate one-acre lots does not result in "significant new information" that would require recirculation because:

- (1) No new significant environmental impacts would result from the redesigned project or from new Mitigation Measure(s) proposed to be implemented.
- (2) No substantial increase in the severity of an environmental impact would result from the redesigned project.
- (3) The applicant has not declined to adopt feasible project alternatives or Mitigation Measures that would clearly lessen the environmental impacts of the project.
- (4) The Draft EIR was not so fundamentally or basically "inadequate and conclusory" in nature that meaningful public review and comment were precluded.

The analytical substantiation for the conclusion that the project redesign would not result in "significant new information" and, therefore, not require recirculation is provided in Section 2.0 of this document.

SECTION 2.0 COMPARATIVE IMPACT ANALYSIS

This section provides a comparative evaluation of the potential environmental impacts between the revised VTTM 53189 project, based on directives from the Board of Supervisors (Board), and the original VTTM 53189 tract map design analyzed in the Draft Environmental Impact Report (Draft EIR).

For each environmental topic analyzed in the 2006 Draft EIR, the discussion below provides a summary of the 2006 Draft EIR findings, the comparative analysis for the revised project, and a summary impact statement. The comparative analysis discusses those environmental topics determined to have no impacts in the Draft EIR together under the section "Effects Found Not to be Significant" below.

In summary, no new significant impacts would result from the Revised 2007 Tract Map project with implementation of the mitigation monitoring plan. As with the originally proposed project analyzed in the Draft EIR, air quality impacts of the revised project related to NO_x emissions during construction would be expected to remain significant with mitigation. Impacts to Biota would be slightly increased due to increased lot sizes. However, these impacts would not substantially increase the severity of an environmental impact or result in a new significant impact and the originally proposed mitigation measures would still be applicable.

Therefore, no new mitigation measures would be required; however, some mitigation measures would be revised to reflect a change to the intensity of an impact (i.e., increased acres of jurisdictional impacts, reduced traffic impacts) or revised to reflect new lot numbering. For ease of reference, the Mitigation Monitoring Program (MMP) from the Draft EIR has been included as Section 3.0 of this document.

2.1 GEOTECHNICAL

2006 DRAFT EIR SUMMARY

The Draft EIR determined that there would be less than significant impacts related to strong seismic ground shaking, liquefaction and seismic settlement, hydroconsolidation (soil collapse), slope stability, and off-site debris flows with implementation of all geotechnical recommendations set forth in the A.G.I. Geotechnical, Inc. investigation and review sheets, as required by Mitigation Measures 3.1-1 and 3.1-2, as well as through compliance with the Uniform Building Code (UBC). The project described in the Draft EIR proposed a compact footprint to minimize the total graded area, associated quantities of remedial alluvial removals, and to avoid development within the majority of hillside terrain on the project site. The project would require 246,000 cubic yards of raw excavation, approximately 600,000 cubic yards of alluvium compaction, and approximately 86,000 cubic yards of excavation for the bank stabilization levee, for a total of approximately 932,000 cubic yards of earthmoving/grading that would be balanced on-site. Approximately 40 acres of earth would be disturbed by grading activities. There were no cumulative geotechnical impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The Revised 2007 Tract Map would be developed within roughly the same grading footprint as analyzed in the 2006 Draft EIR, although the individual lots would be larger and some of the graded pads would be increased in size. All graded pads are a minimum of 15,000 square feet. Like the project analyzed in the Draft EIR, the Revised 2007 Tract Map project incorporates the following concepts: a compact footprint that minimizes hillside development; over-excavation

and recompaction of alluvial soils within the graded footprint; and would be developed in accordance with all recommendations of the geotechnical investigation and with the UBC.

The Revised 2007 Tract Map project would require less grading overall. A detailed geotechnical review of the revised design revealed that the amount of grading analyzed in the 2006 Draft EIR (i.e., 932,000 cubic yards) overestimated the amount of alluvium compaction required. A total of approximately 351,000 cubic yards of soil would be required for raw excavation; approximately 495,000 cubic yards of alluvium compaction; and approximately 51,000 cubic yards of excavation for the bank stabilization levee; for a total of approximately 897,000 cubic yards of earthmoving/grading that would be balanced on site (a decrease of 3.8 percent from 2006 design). Approximately 48 acres of earth would be disturbed by grading activities, which represents an approximate 20.0 percent increase in the amount of acres that would be impacted by earthmoving. However, the depth of alluvium removal would be reduced with the new design, resulting in an overall reduction in grading quantities.

With the incorporation of the Mitigation Measure 3.1-1 and Mitigation Measure 3.1-2, as stated in the 2006 Draft EIR, the geotechnical impacts for the revised project would remain less than significant. Please refer to Section 3.0, Mitigation Monitoring Program, to review the mitigation measures that would be applied to avoid geotechnical impacts.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be less than those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measures for geotechnical conditions described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.2 FLOOD

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts related to hydrology and flooding with the implementation of mitigation measures. The project analyzed in the Draft EIR proposed three debris basins, energy dissipaters, and a below-ground bank stabilization levee system location adjacent to the building pads of Lots 33 and 41 and the northern portion of "A" Street (as defined in the Draft EIR) to manage storm water runoff and provide flood protection. The hydrology study for the Draft EIR determined that implementation of the project, considering these drainage features, would increase the Total Q (peak storm water runoff flows) by 49.7 cubic feet per second (cfs) when compared to the pre-development condition. This increase represented an approximately 0.18 percent increased contribution to the overall Q for San Francisquito Creek.

This increase was found not to result in erosion or sedimentation impacts downstream from the project site, as such, the increase was considered to be less than significant. The project did not propose to connect to existing storm drain infrastructure; therefore, the project was determined not to result in impacts to downstream storm drain facilities. Additionally, at the time of preparation of the Draft EIR, the County Department of Public Works (DPW) approved the Drainage Concept and SUSMP as being in compliance with applicable County requirements.

Regarding the San Francisquito Creek floodplain, Mitigation Measure 3.2-1 required that a Conditional Letter of Map Revision (CLOMR) be submitted and approved by the Federal Emergency Management Agency (FEMA) prior to approval of the grading permit to adjust the boundary line for the FEMA flood zone line to reflect the current hydrology of the creek based

on the hydrology study performed for the project. There were no cumulative hydrology and flood impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The construction of fewer homes under the Revised 2007 Tract Map would result in a decrease of impervious surfaces because a greater proportion of the project site within the development footprint would be designated as open space or a landscaped area. A decrease in impervious area results in a decrease in the runoff volume. As with the project described in the Draft EIR, the revised project would also result in less than significant changes in storm water flows. The Revised 2007 Tract Map project would also incorporate drainage features and a bank stabilization levee that are consistent with the approved Drainage Concept and SUSMP. The same anticipated revision to the FEMA map would be required; therefore, Mitigation Measure 3.2-1 would be carried forward for the revised project. The lot numbering described in the project design features would be altered to reflect the new design. No additional or revised mitigation measures would be necessary. Please refer to Section 3.0, Mitigation Monitoring Program, to review the mitigation measures that would be applied to avoid flood impacts.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be less than those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measure for flood and hydrology described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.3 FIRE

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts related to the project site's location in a Very High Fire Hazard Severity Zone (VHFHSZ) with provision of fire protection services and implementation of mitigation measures. The project described in the Draft EIR proposed a six-foot-high solid fire wall along the backyard property of Lots 1 through 8 (as defined in the Draft EIR) to avoid off-site fuel modification. Mitigation Measures 3.3-1 and 3.3-2 ensure implementation of standard County fuel modification, landscaping, and irrigation requirements for sites located in a VHFHSV. Mitigation Measure 3.3-3 requires payment of an appropriate fire services mitigation fee to the Los Angeles County Fire Department.

REVISED PROJECT COMPARATIVE ANALYSIS

The reduction in the number of homes on the project site under the Revised 2007 Tract Map could result in a proportional reduction in wildfire hazards associated with anthropogenic (human caused) activities (e.g., barbeques, smoking, automobiles). The revised tract map design retains the solid fire wall in the same location as originally designed. As required in Mitigation Measures 3.3-1, 3.3-2 and 3.3-3, the revised project would comply with all County fuel modification requirements and contribute appropriate developer mitigation fees to the County.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be similar to those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measures for fire hazards and provision of fire protection service described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.4 WATER QUALITY

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts to surface and groundwater quality with implementation of mitigation measures. Short-term construction-related impacts were determined to be less than significant with implementation of a Storm Water Pollution Prevention Plan (SWPPP) and associated Best Management Practices (BMPs), which are required for issuance of a National Pollutant Discharge Elimination System (NPDES) construction permit, as stated in Mitigation Measure 4.1-1. The approved Drainage Concept and SUSMP for the project included the installation of debris basins, desilting inlets, and catch basins with fossil filters to manage storm water runoff quantity and quality. Project features that minimized water quality impacts included a compact development footprint that maximized open space areas and preservation of trees and other vegetation, and minimized the extent of impervious surfaces. Drought-tolerant vegetation was proposed for the landscaping of manufactured slopes, to reduce erosion and irrigation demands. To avoid potential impacts from other urban pollutants, the Draft EIR included Mitigation Measures 4.1-3 and 4.1-4. These mitigation measures prevent the Homeowners Association (HOA) from using herbicides and pesticides along the irrigated manufactured slopes that front the Significant Ecological Area (SEA) and requires the HOA to create and maintain stenciling of prohibitive language on storm drain inlets and catch basins to discourage illegal dumping.

The 303(d) listed pollutants of concern for the project site include chloride, coliform, and nitrate/nitrite. The Draft EIR determined that impacts from project implementation related to these pollutants would be less than significant with incorporation of BMPs and Mitigation Measure 4.1-2, requiring compliance of the HOA Covenants, Conditions, and Restrictions (CC&Rs) with the Los Angeles County Sanitation District No. 32's (now part of the Santa Clarita Valley Sanitation District) prohibition on self-regenerating water softeners to eliminate chloride impacts. There were no cumulative water quality impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The reduction in the number of lots and the increase in lot sizes under the Revised 2007 Tract Map would not substantially affect the analysis of water quality in the 2006 Draft EIR. As discussed in Section 2.2, Flood, the revised project would slightly increase on-site infiltration due to the decrease in impervious surface area within the project site. Additionally, the reduction in dwelling units could result in a commensurate decrease in anthropogenic (human caused) pollutants, particularly related to automobile use. The increase in the number of equestrian lots could increase the amount of horse waste generated on the site, which could impact the amount of bacterial coliform in site runoff.

However, the project would still be subject to the requirements of the Manure Management Program, which has been required by the County as a Condition of Approval for the project. The implementation of the Manure Management Plan would ensure that best management practices were incorporated into the project and mandated by the Homeowners Association CC&Rs to appropriately handle horse waste generated on site. The Revised 2007 Tract Map project would incorporate all drainage and water quality features of the approved SUSMP (as revised to reflect the proposed project), as well as implementing all mitigation measures described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be similar to those analyzed in the Draft EIR and would remain less than significant with implementation of the project design features and mitigation measures for water quality described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.5 AIR QUALITY

2006 DRAFT EIR SUMMARY

The Draft EIR determined that the estimated peak daily and peak quarter construction emissions and mitigation would be less than the South Coast Air Quality Management District's (SCAQMD) significance thresholds for carbon monoxide (CO), volatile organic compounds (VOC), oxides of sulfur (SO_x), and particulate matter (PM₁₀). However, peak daily and peak quarter construction emissions of oxides of nitrogen (NO_x) exceeded the SCAQMD threshold, resulting in significant and unavoidable direct and cumulative air quality impacts, even with implementation of mitigation. Mitigation Measures 4.2-1 and 4.1-3 were included to reduce fugitive dust (PM₁₀) emissions during grading and Mitigation Measure 4.2-2 was included to reduce VOC emissions from architectural coatings. Operations emissions did not exceed SCAQMD thresholds for all pollutants and there were no operational cumulative impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

Under the Revised 2007 Tract Map, construction emissions would be decreased due to the decrease in cubic yards of grading required. As previously discussed, the revised project would result in a decrease of approximately 3.8 percent in the overall cubic yards of earthmoving. This would translate to commensurate decreases in NO_x and PM₁₀.

Construction-related air quality impacts would be slightly reduced because fewer dwelling units would be constructed. However, NO_x emissions during construction would be expected to remain significant and unavoidable with implementation of the revised project for both the peak day and the peak quarter. The decreased grading would not result in a proportional decrease in the amount of daily construction emissions because daily activities would remain similar regardless of the change in the total cubic yards. The decreased grading would simply lessen the grading schedule over a shorter period of time and would not necessarily affect daily activities. Operational emissions from the Revised 2007 Tract Map project would be reduced due to fewer vehicles on the site. The revised project would implement all mitigation measures described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Short-term construction-related emissions from the Revised 2007 Tract Map project would be less than those identified in the Draft EIR and would remain significant for NO_x. Operational activities would result in fewer emissions, thereby reducing long-term impacts. All other emissions would remain less than significant with the implementation of mitigation measures for air quality described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.6 BIOTA

2006 DRAFT EIR SUMMARY

The Draft EIR determined that there would be less than significant impacts to biological resources with the implementation of mitigation measures. The Draft EIR included Mitigation Measures 4.3-1 through 4.3-16 to reduce all impacts identified in the discussion below to a less than significant level.

Implementation of the 2006 tract map described in the Draft EIR was expected to impact a total of 57.4 acres that consisted of 10 different vegetation types. Three of these vegetation types are special status vegetation types: coastal sage scrub (2.0 acres) mixed chaparral/holly-leaf cherry woodland (0.8 acres); and alluvial sage scrub (4.7 acres). Table 2-1 below compares the revised project's vegetation impacts to the impacts discussed in the Draft EIR. In addition to the impacts listed in Table 2-1, the originally proposed project was expected to impact an additional unknown amount of cherry woodland vegetation related to the re-abandonment of two on-site oil wells, discussed further below under Section 2.13, Environmental Safety.

Approximately 70 percent of the project site (130.2 acres) will be preserved as open space (Lots 42 through 47). Therefore, this redesigned project represents a reduction of 12.3 percent from the 2006 tract map. As previously discussed, the RPC approved tract map resulted in a decrease in open space from 80 percent to 77 percent (i.e., 143 acres of open space). Therefore, the 2007 revised tract map results in only a nine percent reduction from the RPC-approved tract map.

Project implementation was anticipated to impact approximately 0.17 acres of non-wetland intermittent drainage under the jurisdiction of the United States Army Corps of Engineers (USACE) and the California Department of Fish and Game (CDFG). This loss of any USACE or CDFG jurisdiction would represent a potentially significant impact. Braunton's milk-vetch (*Astragalus brauntonii*) was not observed during focused surveys. However, Braunton's milk-vetch is a plant that germinates following soil disturbance or fire. Therefore, it has a limited potential to occur on the project site. Any impacts on this species would be considered significant. Slender mariposa lily is a CNPS List 1B species. The lilies observed on the project site had characteristics of both slender mariposa lily (*Calochortus clavatus* var. *gracilis*) and club-haired mariposa lily (*Calochortus clavatus*), and were likely intermediate between these two varieties. A total of approximately 317 individuals were observed on the project site during 2005 surveys.

The Santa Ana sucker (*Catostomus santaanae*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), and arroyo toad (*Bufo californicus*) may occur on the project site during or after heavy rainfall events. The morphology of the San Francisquito Canyon wash is not conducive to supporting reproduction or foraging of the Santa Ana sucker or the unarmored threespine stickleback within the project site. These species have potential to occur as transients on the site during periods of inundation, but otherwise would not be likely to occur within the on-site portion of San Francisquito Canyon Creek. The western spadefoot (*Spea hammondi*), a federally listed Species of Concern and a California Species of Special Concern, was observed at two localities on the project site during 2005 spring surveys. Two pond locations were identified and were confirmed to have tadpoles. Each of the pond locations would be located within or adjacent to the graded footprint for the project. Indirect impacts due to landscaping, noise, urban pollutants, and night lighting could impact plants and wildlife on the project site.

All potential direct and indirect impacts were determined to be less than significant or would be reduced to less than significant with the implementation of the project design features and mitigation measures described in the 2006 Draft EIR. Cumulative impacts were identified for the following: jurisdictional waters, riparian habitats, wildlife movement corridors, special status habitats and wildlife potentially foraging/breeding on the project site. However, all cumulative impacts were determined to be less than significant or would be reduced to less than significant with the implementation of the project design features and mitigation measures described in the 2006 Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The decrease in the development footprint to accommodate the one-acre minimum lot sizes under the Revised 2007 Tract Map would result in impacts to 66.1 acres of vegetation on the project site, which is an increase of 8.7 acres (a 15.2 percent increase) over the project analyzed in the Draft EIR. This includes 0.2 acres of reduced impacts to mixed chaparral/holly leaf woodland and 2.5 acres of additional impact to alluvial sage scrub. The development footprint includes required fuel modification areas, which are considered permanent impacts for the purposes of the biological resources analysis. Table 2-1 below summarizes the differences in vegetation impacts between the project analyzed in the Draft EIR and the Revised 2007 Tract Map project.

**TABLE 2-1
COMPARISON OF VEGETATION IMPACTS**

Vegetation Type	2006 VTTM No. 53189 (acres)	2007 VTTM No. 53189 (acres)	Change in Impact Area (acres)
Ruderal	0.4	0.4	0.0
Ornamental	0.8	0.9	+0.1
Chamise Chaparral	0.0	0.0	0.0
Non-Native Grassland/Chamise Chaparral	1.0	1.6	+0.6
Coast Live Oak Woodland	0.0	0.0	0.0
<i>Coastal Sage Scrub</i>	2.0	2.0	0.0
Wash	0.0	0.0	0.0
<i>Mixed Chaparral/Holly-Leaf Cherry Woodland</i>	0.8	0.6	-0.2
Non-Native Grassland	47.7 ¹	53.4 ¹	+5.7
<i>Alluvial Sage Scrub</i>	4.7	7.2	+2.5
Total	57.4	66.1	+8.7
¹ [0.05] acre of this impact is in SEA No. 19, which includes permanent impacts from the levee and from the drainage structure. <i>Italics</i> = special status vegetation types			

The Revised 2007 Tract Map project would result in a slight increase of impacts to jurisdictional waters since the private lots have been enlarged. All vegetation and jurisdictional waters located within private lots are considered "impacted" because the homeowner is at liberty to landscape and/or develop the open spaces on their property. Preservation of vegetation and jurisdictional waters within private lots cannot be guaranteed and all biological resources within the property lines are therefore considered impacted acres.

The revised project would not result in increased impacts to the western spadefoot because the two pond locations where this species was identified were both within the original development footprint. There are no additional ponds to be impacted by the larger development footprint. Indirect impacts (due to landscaping, noise, urban pollutants, and night lighting) to plants and wildlife would be reduced due to the reduced number of homes and residents that would be on the project site.

The increased loss of vegetation and the amount of habitat for these wildlife species would be incrementally increased under the revised project.

However, with implementation of all project design features and mitigation measures described in the Draft EIR, the impacts described above for the Revised 2007 Tract Map would remain less than significant. Impacts to western spadefoot would remain the same as those described in the Draft EIR. Mitigation Measure 4.3-2 would need to be adjusted to reflect the increased amount of acreage impact to jurisdictional resources; however, the intent and requirements of the Mitigation Measure would not change. Mitigation Measure 4.3-4 related to the transplantation of slender mariposa lilies on the project site has already been fully implemented and the revised development footprint would not impact the transplant area. The lot numbering described in some of the mitigation measures would be altered to reflect the new design. No additional mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be incrementally increased from those identified in the Draft EIR due to the increased development footprint. Overall, approximately 70 percent (130.2 acres) of the project site would remain in open space lots. However, all impacts would remain less than significant with implementation of the mitigation measures for biological resources described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.7 CULTURAL RESOURCES

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be no impacts to known significant archaeological and historical resources on or near the project site. The investigation of the two on-site wells (CA-LAN-1445H) determined this recorded historic site was not a significant resource. However, Mitigation Measures 4.4-1 and 4.4-2 were included in the Draft EIR and describe the requirements of the construction contractor in the event of an unanticipated find of either human remains or an unknown archaeological resource.

A potential for impacts to paleontological resources was identified in the Draft EIR. The Saugus and Castaic Formations of the hillsides and ridges along the western and northern reaches of the project site have the potential to contain significant fossil resources. Mitigation Measure 4.4-3 requires a qualified Paleontologist to monitor all earthmoving activities in the specified areas where paleontological resources have the potential to be encountered. There were no cumulative cultural resource impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The Revised 2007 Tract Map project would be developed within a slightly larger grading footprint with similar land uses; therefore, there would be a slightly increased potential to encounter significant paleontological resources, human remains, or unknown archaeological resources. The revised project would implement all mitigation measures described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be similar to those described in the Draft EIR and would remain less than significant with implementation of the mitigation measures for cultural resources described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.8 VISUAL QUALITIES

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts to existing aesthetic features or recreation views. While development of the project site would permanently alter the visual qualities of the site, this change was determined to be less than significant for the following reasons: approximately 148.5 acres of the 185.8 acre site (80 percent) of the project site was to be preserved as open space within Lots 61, 62, and 63, the development footprint was clustered away from ridgelines and avoids the majority of hillside areas, and the distance between the project site and the majority of neighboring residences would minimize impacts to these viewers.

Alterations of site views for recreational users was determined to be less than significant largely because an authorized, County-maintained regional riding or hiking trail does not currently exist on the site. However, to accommodate continued recreational use, the project design included the extension of the Cliffie Stone Trail into the site as well as the construction of the Butterfield Overland Stage Trail, both to be dedicated to the County of Los Angeles. The proposed underground bank stabilization levee system would be largely hidden, with the exception of approximately four feet of horizontal levee (two feet of vertical levee) that would be visible above ground. Although impacts were determined to be less than significant, the Draft EIR included Mitigation Measure 4.5-1, which required that all manufactured slopes adjacent to naturally vegetated areas be landscaped with native vegetation. There were no cumulative visual quality impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The Revised 2007 Tract Map project would include larger lots with fewer homes. The revised project design is the result of public comment from adjacent landowners who prefer larger lots that can accommodate equestrian activities. The revised project would be fully equestrian-friendly with all lots proposed as a minimum of one acre in size. Natural open space areas would be reduced somewhat to accommodate the larger private lots. However, the revised project is perceived by the community and the Board to be more compatible with the character of existing community than the original tract map. Therefore, impacts to visual aesthetics would be reduced under this project design. The revised project would implement all mitigation measures described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be less than those described in the Draft EIR and would remain less than significant. The project design features and mitigation measures for visual quality described in Section 3.0, Mitigation Monitoring Plan, of this document would be implemented as described.

2.9 TRAFFIC/ACCESS

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts to traffic with implementation of mitigation measures. The traffic study prepared for the Draft EIR estimated that the development of 60 single-family residential dwelling units on the project site would result in a total of 574 average daily trips (ADT) on a typical workday (weekday), including 45 trips in the AM peak hour and 61 trips in the PM peak hour. This volume of traffic was determined not to significantly impact any of the three study intersections during the AM and PM peak hours. The intersections analyzed in the Draft EIR included:

- Avenida Rancho Tesoro and Copper Hill Drive;
- McBean Parkway and Copper Hill Drive;
- Seco Canyon Road and Copper Hill Drive.

Therefore, no project-related mitigation measures were required. Because the project did not exceed the thresholds for number of trips added to Congestion Management Program (CMP) monitoring locations, no CMP assessment was required. With an estimate of less than ten trips added per hour to Interstate 5 (I-5; Golden State Freeway), the traffic study concluded the project would not result in significant impacts to the mainline freeway. Additionally, the traffic study concluded there would not be significant impacts to transit service with an estimated 28 daily transit trips associated with the project.

However, when considering cumulative traffic conditions (i.e., existing conditions, project ambient growth, plus related projects together), the traffic study determined the intersection of McBean Parkway and Copper Hill Drive would be significantly impacted without mitigation. Mitigation Measure 5.1-1 requires the payment of fair-share (pro-rata) fees to the County for the completion of restriping activities at this intersection as detailed in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The reduced number of dwelling units under the Revised 2007 Tract Map would result in a commensurate reduction (approximately 32 percent) in traffic generation from the project site. For the purposes of this analysis, it is assumed that the revised project would still result in a cumulative impact at the intersection of McBean Parkway and Copper Hill Drive, for which SunCal would contribute a pro-rata, "fair share" payment towards implementation of the recommended mitigation. However, the fair share contribution would be recalculated to reflect the reduced size of the project and its relative impact.

REVISED PROJECT IMPACT CONCLUSION

The cumulative traffic impact from the Revised 2007 Tract Map project would be less than described in the Draft EIR and would remain less than significant with mitigation. The mitigation measure for traffic described in Section 3.0, Mitigation Monitoring Plan, of this document would be implemented. SunCal's fair share cost to implement the mitigation would be recalculated to reflect the reduced size of the project.

2.10 SEWAGE DISPOSAL

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts to wastewater with implementation of mitigation measures. The Draft EIR estimated that the proposed 60 dwelling units would generate approximately 15,600 gallons per day (gpd) of wastewater, based on a rate of 260 gpd per unit. This incremental contribution of 0.0156 million gpd (mgd) to the wastewater stream being treated at the Santa Clarita Valley Joint Sewerage System (SCVJSS) was determined to be a less than significant impact to both the trunk sewer line serving the project site and the treatment plant. While there would be less than significant impacts related to wastewater treatment capacity, the Draft EIR included Mitigation Measures 5.2-1 and 5.2-2 requiring annexation into Sanitation District No. 32 (now part of the Santa Clarita Valley Sanitation District) and payment of connection fees to the Los Angeles County Sanitation Districts. There were no cumulative wastewater impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The wastewater generation for the Revised 2007 Tract Map project would be reduced to an estimated 10,660 gpd, which represents a reduction of 4,940 gpd when compared with the 2006 Draft EIR. As with the project analyzed in the Draft EIR, this would be considered a nominal contribution to the regional wastewater stream and would be less than significant. The revised would require annexation to the Sanitation District and payment of appropriate connection fees. The revised project would implement all mitigation measures described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Wastewater generation for the Revised 2007 Tract Map project would be reduced and impacts related to integrating the project site into the Sanitation Districts' jurisdiction would remain less than significant with implementation of the mitigation measures for wastewater described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.11 EDUCATION

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts to schools and library services with implementation of mitigation measures. There were no cumulative education impacts identified in the Draft EIR.

The project site is served by Saugus Union School District (SUSD) for elementary education and the William S. Hart Union High School District (WHSD) for middle and high school education. Both these school districts are operating at or beyond capacity as a result of rapid population growth throughout the Santa Clarita Valley. The Draft EIR included Mitigation Measure 5.3-1 and 5.3-2 requiring payment of statutory school fees (SB50 fees) to SUSD and WHSD, respectively. Mitigation measure 5.3-2 also allowed for the negotiation of an agreement between SunCal and WHSD in lieu of SB50 fees.

The project site is served by the Los Angeles County Public Library (Public Library). Because of rapid population growth in the Santa Clarita Valley, the Public Library reports that any population growth would result in significant impacts to library services. The Draft EIR included Mitigation Measure 5.3-3 requiring participation in the Facilities Mitigation Fee Program for library services.

REVISED PROJECT COMPARATIVE ANALYSIS

Based on the student generation rates and library planning guidelines applied in the Draft EIR, the student generation and demand for library services under the Revised 2007 Tract Map would be reduced commensurate with the reduction in dwelling units. Specifically, the revised project would generate 17.670 elementary students to be served by SUSD (based on 0.431 student per single family household), a reduction of approximately 8 students. The revised project would generate 7.3 junior high students (based on 0.1770 students per single family household), a reduction of approximately 3 students, and generate 10.7 high school students (based on 0.2601 students per single family household), a reduction of approximately 5 students. The revised project would generate 126.7 persons (based on 3.09 persons per household) requiring a minimum of 348 library items, 63 square feet of library space, and 0.13 computers. This translates into a reduction of 162 library items, 30 square feet of space, and less than one computer. However, significant impacts to education facilities would still be anticipated without mitigation. The revised project would implement all mitigation measures described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be less than those described in the Draft EIR and would remain less than significant with implementation of mitigation measures for education described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.12 WATER UTILITIES

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts to water supplies and utility infrastructure services with implementation of mitigation measures. There were no cumulative water utility impacts identified in the Draft EIR.

The project site is within the Castaic Lake Water Agency (CLWA) service area and would be served by the retail water purveyor Newhall County Water District (NCWD). Based on consultation with NCWD, the Draft EIR determined that the project's estimated demand of 54 acre-feet per year (af/y) would have a less than significant direct and cumulative impact on water supply and related infrastructure. Although the Draft EIR determined there were no significant impacts on water infrastructure to serve the project site, Mitigation Measures 5.4-1 through 5.4-3 were included and require a payment of fees (if determined as necessary) to and an appropriate consultation with NCWD.

REVISED PROJECT COMPARATIVE ANALYSIS

The projected water demand for the Revised 2007 Tract Map, based on the water use factor of 0.90 acre-feet per year (af/y) used in the Draft EIR, would be approximately 37 af/y, a reduction of 17 af/y. As with the project analyzed in the Draft EIR, this amount of water can be adequately supplied by CLWA in normal, dry, and multiple dry years in combination with other planned development based on the 2005 Urban Water Management Plan, as such, impacts would remain less than significant. The revised project would implement all mitigation measures related to water supply infrastructure described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be less than those described in the Draft EIR and would remain less than significant with implementation of mitigation measures for water supply infrastructure described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.13 ENVIRONMENTAL SAFETY

2006 DRAFT EIR SUMMARY

The Draft EIR determined there would be less than significant impacts related to the presence of two abandoned oil wells on the project site with implementation of mitigation measures. The Phase I Environmental Site Assessment prepared for the project concluded that the potential for residual soil toxicity was less than significant based on the depth and recorded lack of productivity of the abandoned wells. The Draft EIR included Mitigation Measure 6.1-1 requiring the re-abandonment of the two wells in accordance with the California Department of Conservation Division of Oil, Gas and Geothermal Resources standards. There were no cumulative environmental safety impacts identified in the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

Impacts from the Revised 2007 Tract Map project would be similar to those of the originally proposed project analyzed in the Draft EIR. The increase in lot sizes and the decrease in number of dwelling units would have no impact on the presence of the abandoned wells. The revised project would implement the mitigation measure related to well re-abandonment described in the Draft EIR. No additional or revised mitigation measures would be necessary.

REVISED PROJECT IMPACT CONCLUSION

Impacts from the Revised 2007 Tract Map project would be similar to those described in the Draft EIR and would remain less than significant with implementation of the mitigation measure for environmental safety described in Section 3.0, Mitigation Monitoring Plan, of this document.

2.14 EFFECTS FOUND NOT TO BE SIGNIFICANT

2006 DRAFT EIR SUMMARY

The Initial Study prepared for the project analyzed in the Draft EIR concluded that the project would result in either no impact or a less than significant impact (without mitigation) for the following environmental topics: Agricultural Resources, Fire/Sheriff, General (energy resources or pattern, scale, or character of the area or community), Land Use, Mineral Resources, Noise, Population/Housing/Employment/Recreation, and Other Services (i.e., solid waste). Please refer to Section 7.0, Effects Found Not to be Significant, of the Draft EIR for a complete discussion of the findings for each of these topics. The Initial Study is located in Appendix A of the Draft EIR.

REVISED PROJECT COMPARATIVE ANALYSIS

The Revised 2007 Tract Map project would not result in new or more significant impacts for any of these topics. There are no agricultural or mineral resources on the project; therefore, regardless of the project description there would be no significant impact. The revised project would result in reduced demand for fire and sheriff services, demand less energy (electricity and natural gas), generate less noise, generate less population, and generate less solid waste commensurate with the reduction in dwelling units. Therefore, the revised project would remain

less than significant for these topics. The reduced size of the project would also maintain the pattern, scale, and character of the community; therefore, there would be less than significant impacts. The revised project would remain consistent with the General Plan and zoning requirements for the project site.

REVISED PROJECT IMPACT CONCLUSION

The Revised 2007 Tract Map project would result in no impact or a less than significant impact for the following topics: Agricultural Resources, Fire/Sheriff, General (energy resources or pattern, scale, or character of the area or community), Land Use, Mineral Resources, Noise, Population/Housing/ Employment/ Recreation, and Other Services: (i.e., solid waste).

SECTION 3.0 MITIGATION MONITORING PLAN

All project design features and mitigation measures described in the Draft EIR for the originally proposed project would remain applicable to the Revised 2007 Tract Map project design. There would be no new impacts anticipated with the revised project with implementation of the mitigation monitoring plan and no new mitigation measures would be required. Some impacts would be slightly increased, such as biological resources and cultural resources impacts. However, the originally proposed mitigation measures would still be applicable, and some mitigation measures would be revised to reflect a change to the intensity of an impact (i.e., increased acres of jurisdictional impacts, reduced traffic impacts) or revised to reflect new lot numbering.

The following, Table 3-1, provides the 2006 Draft EIR recommended mitigation measures and a description of the timing, the responsible party, and the method of verification for implementation of each measure, for each environmental topic addressed in the Draft EIR. The reader is referred to the full text of the Draft EIR as well as the technical appendices for a description of the environmental effects of the previously proposed project and the recommended mitigation measures.

**TABLE 3-1
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
Geotechnical Hazards (Section 3.1)			
MM 3.1-1 During construction, all grading and earthwork shall be conducted in conformance with the recommendations set forth in the geotechnical investigation and review sheets from A.G.I. Geotechnical, Inc.; shall be performed under the observation of a registered Geotechnical Engineer in order to achieve proper sub-grade preparation, selection of satisfactory materials, and placement and compaction of all engineered fill; and shall be verified by the Department of Public Works.	During all construction activities.	County Department of Public Works	Review of grading plans and on-site field check
MM 3.1-2 Compaction of alluvial and colluvial soils shall be required during grading and prior to fill replacement. The removed soil shall be re-compacted as engineered fill in accordance with the recommendations in the Geotechnical Investigation and Response to Review Sheets by AGI Geotechnical, Inc.; shall be performed under the observation of a registered Geotechnical Engineer; and shall be verified by the Department of Public Works. The specific depth and extent of removals shall be determined during grading based upon observation and testing. Removal of compressible materials shall be required in areas planned for development.	During grading activities.	County Department of Public Works	Review of grading plans and on-site field check
Flood Hazards (Section 3.2)			
MM 3.2-1 The Project Applicant shall submit a CLOMR to FEMA and receive a notice of approval from FEMA for the adjustment to the Zone A flood limits prior to any grading within existing FEMA flood limits. The existing FEMA flood limits will be fenced with chain link fencing during grading activities on the site until the CLOMR has been approved.	Prior to grading within the existing FEMA flood limits.	County Department of Public Works	Review CLOMR and notice of approval from FEMA
Fire Hazards (Section 3.3)			
MM 3.3-1 As required by Section 1117.2.1 of the County of Los Angeles Fire Code (Title 32), a fuel modification plan, landscape plan, and an irrigation plan shall be submitted to the Forestry Division and the County Department of Regional Planning and must be approved prior to the issuance of a grading permit. The project shall comply with the all applicable requirements of Los Angeles County Code Title 32, Fire Code.	Prior to the issuance of a grading permit.	County Department of Regional Planning and County Fire Department	Review of a fuel modification plan, landscape plan, and an irrigation plan
MM 3.3-2 The CC&Rs of the Homeowners Association shall state that structures constructed with flammable materials are prohibited in the backyards of Lots 24 through 32 in order to maintain the 100-foot fuel modification buffer without impacting the SEA. The HOA shall enforce this requirement.	Prior to issuance of building permits, the CC&Rs will be submitted to County for review.	County Department of Regional Planning	Review and recording of CC&Rs
MM 3.3-3 Prior to issuance of a building permit, the Project Applicant shall pay the required fire mitigation fee for fire services provided by the County of Los Angeles.	Prior to the issuance of a building permit.	County Fire Department	Receipt and/or proof of payment

**TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
Water Quality (Section 4.1)			
MM 4.1-1 Prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the State Water Quality Control Board in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop a Storm Water Pollution Prevention Plan that incorporates Best Management Practices, including sandbags along roadways and temporary desilting basins, for minimizing construction-related pollutants in the site runoff.	Prior to the issuance of a grading permit.	County Department of Public Works	Review of approved NPDES General Construction Permit
MM 4.1-2 Prior to issuance of a grading permit, the Project Applicant shall apply for annexation into the service area of the Los Angeles County Sanitation District No. 36. The proposed project will comply with the Los Angeles County Sanitation District No. 36 requirements that prohibit the installation of self-regenerating water softeners. The Homeowners Association CC&Rs shall specifically prohibit the use of self-regenerating water softeners.	Prior to the issuance of a grading permit.	County Department of Public Works	Review of annexation application to Los Angeles County Sanitation District No. 36
MM 4.1-3 All storm drain inlets and catch basins with the project area shall be stenciled with prohibitive language (such as: NO DUMPING – DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. Signs and prohibitive language shall be posted at public access points along the San Francisco Canyon Creek within the project area and all signs and stenciled shall be maintained by the Homeowners Association.	Prior to the issuance of certificate of occupancy.	County Department of Public Works	On-site field check
MM 4.1-4 The use of herbicides and pesticides will be prohibited from use on the manufactured slopes adjacent to the rear of Lots 24 through 32 along the SEA. The CC&Rs of the Homeowners Association will specifically prohibit the use of such chemicals by the landscape contractors hired by the HOA to maintain the common areas on the site.	Prior to issuance of building permits, the CC&Rs will be submitted to County for review.	County Department of Regional Planning	Review and recording of CC&Rs
Air Quality (Section 4.2)			
MM 4.2-1 Per the SCAQMD Rule 403 Implementation Handbook, the Project Applicant shall implement the following BMPs to minimize fugitive dust emissions. This requirement shall be included in the construction plans and verified by the County Engineer. <ul style="list-style-type: none"> Visible roadway dust tracked from the project site to public paved roadways as the result of active operations shall be removed at the conclusion of each workday. Gravel or a comparable substance shall be placed at the entrance to the project site to remove excess dust and debris from the tires of construction vehicles. 	During all grading and/or earthmoving activities.	County Department of Public Works	Review of construction plans and on-site field check

**TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
<ul style="list-style-type: none"> Bulk material tracked onto paved public roadways should either be prevented or removed within 1 hour. 			
<p>MM 4.2-2 The Project Applicant will require that all coatings are SCAQMD-compliant and will use pre-coated materials to the extent feasible.</p>	Prior to issuance of certificate of occupancy.	County Department of Public Works	On-site field check
<p>MM 4.2-3 The following Mitigation Measures used in the URBEMIS 2002 model will reduce PM₁₀ fugitive dust emissions and equipment gaseous emissions.</p> <ul style="list-style-type: none"> Apply soil stabilizers to inactive areas. Replace ground cover in disturbed areas quickly. Water exposed surfaces three times daily. Cover all stockpiles with tarps. Water all haul roads three times daily. Reduce speed on unpaved roads to 15 miles per hour. Turn off equipment when not in use for longer than 5 minutes. 	During all construction activities.	County Department of Public Works	On-site field check
Biota (Section 4.3)			
<p>MM 4.3-1 The loss of coastal sage scrub, holly-leaf cherry woodland, and alluvial sage scrub (i.e., proposed roadway expansion) within the impact area is considered a significant impact. These vegetation types will be restored on site or, if appropriate, off site at a ratio of not less than 1:1, as agreed to by the County of Los Angeles Department of Regional Planning and the Project Applicant. A revegetation program will be implemented in accordance with a County-approved landscape palette on all graded areas not utilized for improvements or structures. The revegetation program will be submitted to the County of Los Angeles Department of Regional Planning for review and approval by a qualified biologist prior to issuance of grading permits. Restoration will consist of seeding and container planting of appropriate species. Impacts are considered less than significant after implementation of the following measures:</p> <p>A detailed restoration program will be developed prior to map recordation and implemented and will contain the following items:</p> <ol style="list-style-type: none"> Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan will be specified. <i>Site selection.</i> The site(s) for mitigation will be determined in coordination with the Project Applicant and the Los Angeles Department of Regional Planning. The site 	Submit vegetation program prior to the issuance of a grading permit.	County Department of Regional Planning	Review of restoration program and on-site field check.

TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES

Mitigation Measure	Timing	Responsible Party	Verification
<p>will be located in a dedicated open space area and will be contiguous with other natural open space areas.</p> <p>c. <i>Site preparation and planting implementation.</i> The site preparation will include: 1) protection of existing native species; 2) trash and weed removal; 3) native species salvage and reuse (i.e., duff); 4) soil treatments (i.e., imprinting, decompacting); 5) erosion control measures (i.e., rice or willow wattles); and 6) native seed mix application.</p> <p>d. <i>Schedule.</i> Establishment of restoration/revegetation sites will be conducted between October 1st and January 30th. Seeding and planting of container plants will take place immediately after preparation of the restoration sites.</p> <p>e. <i>Maintenance plan/guidelines.</i> The maintenance plan will include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting.</p> <p>f. <i>Monitoring Plan.</i> The monitoring plan will include: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the County, 4) monthly reports for the first year and bimonthly reports thereafter, and 5) annual reports which will be submitted to the County for 3 to 5 years. The monitoring will be conducted for 3 to 5 years, depending upon the performance of the mitigation site.</p> <p>g. <i>Long-term preservation.</i> Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.</p> <p>h. <i>Performance standards</i> will be identified and will apply for the revegetation of sage scrub. Revegetation will be considered successful at 3 years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored, and created habitat areas.</p> <p>In addition, earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Los Angeles verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside the construction boundary.</p>			

**TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
<p>MM 4.3-2 Upon completion of construction activities, impacts to approximately 0.17 acre of non-wetland ACOE and CDFG jurisdictional waters will be mitigated within the project boundaries through the creation of 0.17 acre of non-wetland jurisdictional waters. In addition to this assurance of "no net loss" of ACOE and CDFG jurisdictional area within the project boundaries, another 0.17 acre of non-wetland jurisdictional area will be restored or enhanced on the project site for a total of 2:1 replacement. Acquisition of a Section 404 "dredge and fill" permit from the ACOE (possibly through the use of Nationwide Permit No. 39), a Section 1602 "streambed alteration" permit from the CDFG, and a Section 401 water quality certification or waiver will be obtained from the Regional Water Quality Control Board.</p> <p>Prior to the final submittal of an application for an ACOE permit or CDFG agreement, the Project Applicant will develop a mitigation plan for the ACOE, CDFG, and Los Angeles Department of Regional Planning. The objective of the mitigation is to ensure no net loss of habitat values as a result of the project. The detailed restoration program will contain the following items:</p> <ul style="list-style-type: none"> a. Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists and maintenance personnel that would supervise and implement the plan will be specified. b. <i>Site selection.</i> The site(s) for the mitigation will be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space. c. <i>Site preparation and planting implementation.</i> The site preparation will include: 1) protection of existing native species; 2) trash and weed removal; 3) native species salvage and reuse (i.e. duff); 4) soil treatments (i.e., imprinting, decompacting); 5) temporary irrigation installation; 6) erosion control measures (i.e., rice or willow wattles), 7) native seed mix application, and 8) native container species. d. <i>Schedule.</i> A schedule will be developed which includes planting to occur in late fall and early winter, between October 1st and January 30th. e. <i>Maintenance plan/guidelines.</i> The maintenance plan will include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. f. <i>Monitoring Plan.</i> The monitoring plan will include: 1) qualitative monitoring (i.e., photographs and general observations); 2) quantitative monitoring (i.e., randomly placed transects); 3) performance criteria as approved by the resource agencies; 4) monthly reports for the first year and bimonthly reports thereafter; and 	<p>Upon completion of construction activities and as required by ACOE and CDFG.</p>	<p>County Department of Regional Planning, U.S. Army Corps of Engineers, and California Department of Fish and Game</p>	<p>Review of mitigation plan and on-site field check.</p>

TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES

Mitigation Measure	Timing	Responsible Party	Verification
<p>5) annual reports which will be submitted to the resource agencies for 3 to 5 years. The site will be monitored and maintained for 5 years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to 5 years, the Project Applicant may request from ACOE and CDFG to be released from monitoring requirements.</p> <p>g. <i>Long-Term Preservation.</i> Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.</p> <p>h. Performance standards will be identified and will apply for the restoration of riparian habitat. Revegetation will be considered successful at 3 years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing and restored and/or created habitat areas.</p> <p>This revegetation/enhancement plan may be combined with the revegetation plan required by Mitigation Measure 4.3-1, if appropriate.</p>			
<p>MM 4.3-3 Brauntun's milk-vetch was not detected during the special status plant surveys. Prior to issuance of a grading permit, a follow-up survey for this species will be conducted in any area partially disturbed for surveyor access or geotechnical studies, or areas that may have recently burned in a wildfire. If Brauntun's milk vetch is found in the study area during follow-up surveys, the applicant will be required to consult with the USFWS and CDFG to obtain a permit under Section 7 or 10(a) of the federal Endangered Species Act and a Section 2081 concurrence from CDFG under the State Endangered Species Act to impact this species. The consultation process will include preparation of a mitigation plan to avoid, relocate, or minimize impacts on this species. This plan will be submitted to and approved by the USFWS and CDFG.</p>	Prior to the issuance of a grading permit.	County Department of Regional Planning	Review of follow-up Brauntun's milk-vetch survey results
<p>MM 4.3-4 Slender mariposa lilies (<i>Calochortus clavatus</i> ssp. <i>gracilis</i>), possibly hybridized with club-haired mariposa lilies (<i>Calochortus clavatus</i> ssp. <i>clavatus</i>), have been observed during special status plant surveys on the site. Impacts on the slender mariposa lily population are considered significant under the CEQA, but can be mitigated to a level less than significant by the following measures.</p> <p>a. Preparation and Submittal of Mitigation Plan: A Mitigation Plan will be prepared by a qualified Biologist. The plan will include: 1) a summary of mitigation area conditions; 2) a discussion of the mitigation program and anticipated success; 3) guidelines for mitigation area preparation; 4) guidelines for bulb collection; 5) guidelines for transporting and replanting salvaged bulbs; 6) guidelines for long-term site maintenance and performance monitoring; 7) site status documentation; and 8) a discussion of site performance standards such as survival rate.</p>	Submit lily mitigation plan prior to the issuance of a grading permit.	County Department of Regional Planning	Review of mitigation plan and on-site field check

**TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
<p>b. Collection and Transplantation of Bulbs: Prior to any ground-disturbing activities, the slender mariposa lily population located within the project impact area will be transplanted to an on-site mitigation area. The mitigation area is located in Open Space Lot 47 and is outside of the proposed grading footprint and fuel modification areas. The bulbs will be transplanted directly into the mitigation area on the same day they are collected by a Landscape Contractor experienced in native habitat maintenance, and the plants will be protected from herbivores by the installation of wire cages.</p> <p>c. Supervision and Documentation of Transplantation: Bulb transplantation efforts will be documented by a Biological Monitor, who will keep field notes including the number and condition of bulbs transplanted.</p> <p>d. Establishment of Maintenance and Monitoring Plan: Performance criteria and remediation measures will be reviewed and approved by the County. Program monitoring will occur over a 5-year period, including qualitative monitoring visits during the first season after transplant, monthly visits during the first lily blooming season (February – June 2006) to assess establishment success, non-native species coverage, and general site conditions, and additional monitoring visits to assess site conditions that may affect future success of lily establishment.</p> <p>Remedial measures, such as invasive species control or soil amendments, will be recommended as needed in a timely manner to facilitate compliance with required performance standards. Any necessary contingency planting would be performed using seeds collected from adjacent lily populations located on the site, outside the project impact area.</p>			
<p>MM 4.3-5 A relocation program for the western spadefoot will be conducted during the spring prior to construction at the height of the breeding season for this species (February through May and as determined by a qualified Biologist monitoring a known location of this species). A detailed methodology for this effort will be submitted and approved by CDFG prior to implementation of the relocation program. Results of the relocation program will be provided to CDFG and the County of Los Angeles.</p> <p>The intent of the relocation plan will be to capture and relocate as many western spadefoots as possible. Western spadefoots will be relocated to an area of suitable habitat that takes into consideration habitat requirements for all life stages of the toad, as approved by CDFG. The site will be granted to the County of Los Angeles and will be located in an area of preserved open space protected from future development. The relocation breeding pool will be no smaller in size, and similar or better in quality, as the habitat within the project impact area where the western spadefoots are captured.</p>	<p>Submit western spadefoot relocation plan prior to the issuance of a grading permit.</p>	<p>County Department of Regional Planning and California Department of Fish and Game</p>	<p>Review of relocation plan and on-site field check</p>

TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES

Mitigation Measure	Timing	Responsible Party	Verification
<p>MM 4.3-6 A qualified Biologist, approved by the County, will install pit-fall traps and arrays beginning at least one week prior to the commencement of vegetation removal. The qualified Biologist will be present to monitor the traps during vegetation removal and will also opportunistically salvage and relocate the coastal western whiptail as well as other special status amphibians and reptiles to similar habitat within proposed open space in San Francisco Canyon.</p>	<p>Prior to commencement of vegetation removal.</p>	<p>County Department of Regional Planning</p>	<p>Review of survey results and on-site field check</p>
<p>MM 4.3-7 Trimming of some native plants and clearing of non-native invasive species for fuel modification, will be monitored by a qualified Biologist if it occurs during the peak bird nesting season. If possible, dependent upon the growth cycle of targeted annuals and the requirements of the Fire Department, brush management will be conducted outside of the peak bird nesting season (March 15 to September 15) to ensure that potential impacts to nesting birds are avoided.</p>	<p>CC&Rs incorporating these provisions will be submitted to County for review prior to final map recordation.</p>	<p>County Department of Regional Planning</p>	<p>Review of CC&Rs</p>
<p>MM 4.3-8 Prior to the issuance of a grading permit, a Landscape Plan, prepared by HRP LanDesign, will be submitted and approved by the Los Angeles County Department of Regional Planning. The Landscape Plan requires the planting of native, drought-tolerant plant species. Implementation of the Landscape Plan and brush management requirements will be coordinated with the Project Biologist and approved by the Los Angeles Department of Regional Planning.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>County Department of Regional Planning</p>	<p>Review of landscape plan and on-site field check</p>
<p>MM 4.3-9 Seven days prior to the start of construction activities, a qualified biologist will conduct a survey to determine if any raptors are nesting in or adjacent to the impact area. If nesting is not occurring, construction work can proceed. If an active nest is present, construction work will be prohibited within 500 feet of the nest (or as otherwise determined and approved by Department of Regional Planning Biologist) until fledglings have left the nest. Results of the surveys will be provided to CDFG and the County.</p>	<p>Seven days prior to the start of construction activities.</p>	<p>County Department of Regional Planning</p>	<p>Review of survey results</p>
<p>MM 4.3-10 Prior to the issuance of a grading permit, the Project Applicant will apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General NPDES Permit) and will comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion control measures. Best Management Practices will include both structural and non-structural measures. The purpose of this Mitigation Measure is to insure that site runoff does not adversely affect SEA No. 19 and downstream biological resources.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>County Department of Public Works</p>	<p>Review of application for NPDES permit and on-site field check</p>

TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES

Mitigation Measure	Timing	Responsible Party	Verification
<p>MM 4.3-11 The Codes, Covenants and Restrictions (CC&Rs) of the Homeowners Association (HOA) shall require that all backyard lighting in Lot 24 through Lot 32, which are adjacent to the SEA No. 19, must not be directed into the SEA. For these lots, all backyard lighting must be mounted to the home structure and may not be freestanding or placed on backyard fences.</p>	<p>Prior to the issuance of building permits, the CC&Rs will be submitted to County for review.</p>	<p>County Department of Regional Planning</p>	<p>Review and recording of CC&Rs and on-site field check</p>
<p>MM 4.3-12 The portion of SEA No. 19 located within the proposed project site will be recorded as Open Space Lot No. 46 with approval of the Tentative Tract Map. Backyard fencing will be constructed behind all lots to protect open space areas, including the SEA No. 19 upon completion of site preparation and grading. This fencing would be required in order to prevent intrusion by future residents of the development and their pets. The fencing will discourage people and pets from entering the SEA. The fence will include permeable materials (i.e., wrought iron) in order to maintain view from the properties. Signs will be evenly-spaced along the western edge of the SEA near Lot 24 through Lot 32 indicating that areas on the other side of the signs contain sensitive biological resources. The signs will be installed and maintained throughout the life of the project by the HOA. The CC&Rs of the HOA shall disclose the existence of the SEA and the responsibility each homeowner has for ensuring its protection.</p>	<p>Prior to the issuance of building permits.</p>	<p>County Department of Regional Planning</p>	<p>On-site field check</p>
<p>MM 4.3-13 Should lighting be required by the County to illuminate San Francisco Canyon Road upon widening of the roadway, a lighting plan will be submitted to the County for review prior to approval of the roadway project. The lighting plan shall demonstrate that illumination from the proposed road expansion will be directed away from natural open space areas on and adjacent to the project impact area. If the County determines that the proposed lighting plan would potentially indirectly impact adjacent biological resources, the lighting plan will be redesigned or additional mitigation consistent with Mitigation Measure 4.3-15 will be required.</p>	<p>Prior to the initiation of the San Francisco Road expansion (if roadway expansion is required by the County of Los Angeles).</p>	<p>County Department of Public Works</p>	<p>Review of lighting plan</p>
<p>MM 4.3-14 Prior to the initiation of the San Francisco Road expansion and/or the Clifflie Stone Trail construction, a tree survey will be conducted within the area of the proposed roadway expansion and trail area. All trees meeting the County Oak Tree Ordinance requirements will be tagged, mapped, and evaluated to determine the approximate number of trees that would be impacted. Project design will be altered to avoid and minimize impacts on oak trees to the extent practicable, particularly if a heritage tree would be impacted. The heritage trees on the project site are adjacent to the proposed road alignment.</p> <p>Upon approval of the final design plans for the proposed roadway and trail alignment, the Project Applicant will develop a detailed oak woodland mitigation plan and submit the plan to the County for review and approval. The objective of the mitigation plan is to ensure no net loss of habitat values as a result of the project implementation. Required replacement trees shall be in the ratio of at least 2:1, consistent with the</p>	<p>Prior to the initiation of the San Francisco Road expansion and/or the Clifflie Stone Trail construction (if roadway expansion is required by the County of Los Angeles).</p>	<p>County Department of Regional Planning</p>	<p>Review tree survey results</p>

**TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
Los Angeles County Oak Tree Ordinances (Ord. 88-0157, adopted September 13, 1988). The mitigation plan shall require that a Biological Monitor be present during project grading to record the exact number of native trees impacted.			
MM 4.3-15 Prior to the issuance of a grading permit for the construction of the San Francisco Road expansion and/or the Clifflie Stone Trail, special status plant and wildlife surveys will be conducted. The results of these surveys and associated mitigation will be submitted to Los Angeles County Regional Planning Department for approval.	Prior to the issuance of a grading permit.	County Department of Regional Planning	Review results of special status plant and wildlife surveys
MM 4.3-16 Upon completion of the levee construction, the excavation area shall be entirely backfilled with existing San Francisco Creek soil and only the 4 horizontal feet of above ground levee "free board" space would be visible. The impacted area shall be restored onsite with alluvial sage scrub habitat in accordance with the requirements of the County of Los Angeles Department of Regional Planning approved revegetation program. The levee shall be constructed with ungrouted rip-rap, which would allow for percolation of water, accumulation of transported soils, and establishment of plant life.	Prior to issuance of building permit.	County Department of Regional Planning and Department of Public Works	Review revegetation program and on-site field check
Cultural Resources (Section 4.4)			
MM 4.4-1 In accordance with PRC 5097.94, if human remains are found, construction activity in the area of the find must halt and the Los Angeles County coroner must be notified within 24 hours of the discovery. If the coroner determines that the remains are not recent, the coroner will notify the Native American Heritage Commission for consultation.	During all construction activities.	County Department of Regional Planning	On-site field check
MM 4.4-2 The applicant shall agree to suspend construction in the vicinity of an archaeological resource encountered during ground-disturbing activities at the site and leave the resource in place until a qualified Archaeologist can examine them and determine appropriate Mitigation Measures.	During all construction activities.	County Department of Regional Planning	On-site field check
MM 4.4-3 A qualified Paleontologist shall be retained to attend pre-grade meetings and to monitor earthmoving activities, including grading and trenching below a depth of 8 feet in lower alluvial areas of the site and all grading and cutting in elevated hilly areas of the site. If fossil resources are uncovered, a subsurface evaluation may be needed to assess the discovery. In the event that fossils are exposed, the Paleontologist shall be allowed to temporarily divert or re-direct grading in the area of the exposure to recover potentially significant fossils. Because the Saugus Formation is known to contain tiny microfossils, the Paleontologist should periodically screen sediment samples in order to identify these resources. Excavated significant fossil finds shall be offered, on a first right-of-refusal basis, to a repository with a retrievable collection system and an educational and research interest in the materials	Prior to commencement of grading activities and during grading activities.	County Department of Regional Planning	Retention of a qualified Paleontologist

**TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES**

Mitigation Measure	Timing	Responsible Party	Verification
such as the Natural History Museum of Los Angeles County.			
Visual Qualities (Section 4.5)			
MM 4.5-1 At the completion of construction activities, all manufactured slope areas shall be landscaped. Landscaping plans for the project site would use native vegetation (i.e., oaks, coastal sage scrub) on manufactured slopes that are adjacent to naturally vegetated areas to minimize the potential visual impacts of development. The plan materials, placement, and maintenance of the native revegetation would be approved by the Fire Department, Department of Regional Planning, and by the Project Biologist. The manufactured slope behind Lot 23 would be constructed at a 3:1 grade to ensure slope stability and to minimize potential erosion along the hillside area. This manufactured slope shall be contoured to reflect the natural topography to the greatest extent feasible in order to enhance the aesthetic qualities of the slope area.	Landscaping shall be completed prior to issuance of occupancy permits and the Landscape Plan shall be submitted and approved by the Department of Regional Planning prior to the issuance of a grading permit.	County Department of Regional Planning	Review of landscape plans and on-site field check
Traffic/Access (Section 5.1)			
MM 5.1-1 Prior to the issuance of occupancy permits, the Project Applicant will contribute its pro-rata fair share (1.3 percent) of the costs of restriping the McBean Parkway and Copper Hill Drive intersection.	Prior to the issuance of occupancy permits.	County Department of Public Works	Receipt and/or proof of payment
Sewage Disposal (Section 5.2)			
MM 5.2-1 Prior to the issuance of connection permits and building permits, the Project Applicant shall pay connection fees to the County Sanitation Districts of Los Angeles County.	Prior to the issuance of connection permits and/or building permits.	County Department of Public Works and County Sanitation Districts of Los Angeles County	Receipt and/or proof of payment
MM 5.2-2 After approval of the annexation by the Board of Directors of County Sanitation District No. 32 of Los Angeles County and prior to the issuance of occupancy permits, the Project Applicant shall pay annexation fees to the County Sanitation Districts of Los Angeles County.	After approval of the annexation by the Board of Directors of County Sanitation District No. 32 of Los Angeles County and prior to the issuance of occupancy permits.	County Department of Public Works and County Sanitation Districts of Los Angeles County	Receipt and/or proof of payment
Education (Section 5.3)			
MM 5.3-1 Prior to the issuance of a building permit, the Project Applicant shall pay developer fees to the Saugus Union School District pursuant to the requirements established in SB50.	Prior to the issuance of a building permit.	County Department of Public Works and Saugus Union School District	Receipt and/or proof of payment

TABLE 3-1 (Continued)
RECOMMENDED MITIGATION MEASURES

Mitigation Measure	Timing	Responsible Party	Verification
MM 5.3-2 Prior to the issuance of a building permit, the Project Applicant shall pay developer fees to the William S. Hart School District pursuant to the requirements established in SB50, or shall negotiate a separate agreement with the WHSD for school mitigation.	Prior to the issuance of a building permit.	County Department of Public Works and William S. Hart School District	Receipt and/or proof of payment
MM 5.3-3 Prior to the issuance of a building permit, the Project Applicant shall pay the Facilities Mitigation Fee Program for library services.	Prior to the issuance of a building permit.	County Department of Public Works and County Public Library	Receipt and/or proof of payment
Water Utilities (Section 5.4)			
MM 5.4-1 Prior to issuance of a building permit, the developer shall submit to the NCWD all plans, designs, and fire department regulations for the development in order that the NCWD may design the necessary water system facilities required for the development in accordance with the NCWD's Rules and Regulations; or, at the NCWD's option, the water system may be designed by the developer, subject to the NCWD's review and approval.	Prior to the issuance of a building permit.	County Department of Regional Planning and Newhall County Water District	Review of development plans
MM 5.4-2 Prior to the issuance of a building permit, the developer shall grant the NCWD any and all easements required for water service, together with a policy of title insurance, satisfactory to the NCWD, guaranteeing the NCWD's title to such easements.	Prior to the issuance of a building permit.	County Department of Regional Planning and Newhall County Water District	Review of proposed easements
MM 5.4-3 Prior to the issuance of a building permit, the developer shall, in accordance with the NCWD's Rules and Regulations, and any required Water Service Agreement, pay all required fees and charges, including any required deposit amount in order to process plans, design and complete construction of required on-site and off-site improvements, and (if NCWD elects to design the water system) all costs and expenses of design.	Prior to the issuance of a building permit.	County Department of Regional Planning and Newhall County Water District	Receipt and/or proof of payment
Environmental Safety (Section 6.1)			
MM 6.1-1 Prior to issuance of a building permit, the 2 abandoned oil wells on the project site will be re-abandoned according to current California Department of Conservation, Division of Oil, Gas, and Geothermal Resources standards. Vegetation temporarily impacted by the re-abandonment process will be reseeded with native plant material mix.	Prior to the issuance of a building permit.	County Department of Regional Planning and California Department of Conservation, Division of Oil, Gas, and Geothermal Resources	On-site field check



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

CERTIFIED-RECEIPT REQUESTED

December 13, 2006

James Emerson
B & E Engineers
24 West Saint Joseph Street
Arcadia, California 91007

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53189
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)
HIGHWAY REALIGNMENT CASE NO. 00-81-(5)**

A public hearing on Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5), and Highway Realignment Case No. 00-81-(5) was held by the Regional Planning Commission of Los Angeles County ("Planning Commission") on March 3, 2006, May 10, 2006, and August 16, 2006.

After considering the evidence presented, the Regional Planning Commission in their action on December 13, 2006, approved the vesting tentative tract map, conditional use permit and highway realignment in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The actions of the vesting tentative tract map and conditional use permit authorize the clustered subdivision of the 185.8-acre project site into 45 single-family lots, three open space lots and four public facility lots. The highway realignment authorizes realignment of San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane.

Your attention is called to the following conditions:

1. Condition No. 18 of the vesting tentative tract map provides that the applicant deposit \$3,000 with the Los Angeles County Regional Planning Department as required by the Mitigation Monitoring Program.
2. Condition No. 19 of the vesting tentative tract map provides that the applicant remit \$875.00 for the posting and notice of determination pursuant to California Department of Fish and Game.

The decision of the Planning Commission regarding the vesting tentative tract map, conditional use permit and highway realignment shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act, the tentative tract map may be appealed within 10 days following the decision of the Regional Planning Commission.
- In accordance with requirements of the Zoning Ordinance, the conditional use permit and highway realignment may be appealed during the 15-day period following your receipt of this letter.

The decision of the Regional Planning Commission regarding the vesting tentative tract map, conditional use permit and highway realignment may be appealed to the Board of Supervisors. **If you wish to appeal the decision of the Commission to the Board of Supervisors, you must do so in writing and pay the appropriate fee.** The fee for appeal process is \$1,437.00 for the applicant and \$719.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the County of Los Angeles to the Clerk of the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Once the appeal period has passed and the required fees (as required by Condition Nos. 18 and 19 of the vesting tentative map and Condition No. 7 of the conditional use permit) have been paid in person, the approved vesting tentative map and exhibit "A" (dated August 31, 2006) may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, California 90012.

The vesting tentative tract map approval shall expire on December 13, 2008. If the subject vesting tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, must be delivered in person within one month of the expiration date.

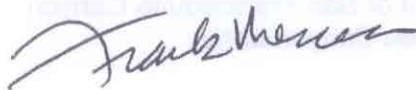
If you have any questions regarding this matter, please contact Ms. Susan Tae of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP

Director of Planning



Frank Meneses, Administrator
Current Planning Division

FM:SMT:NP

c: Subdivision Committee
Board of Supervisors
Building and Safety

Attachments: 1. Findings and conditions
2. Fish and Game Fee Notification

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 00-81-(5) on March 3, 2006, May 10, 2006, and August 16, 2006. Conditional Use Permit Case No. 00-81-(5) was heard concurrently with Vesting Tentative Tract Map No. 53189 and Highway Realignment Case No. 00-81-(5).
2. The applicant, Sun Cal Companies, is proposing to subdivide the subject property into a total of 52 lots on 185.8 gross acres.
3. The proposal requires approval of a Conditional Use Permit ("CUP") to ensure compliance with requirements of density-controlled development, hillside management, development within a Significant Ecological Area ("SEA"), and on-site grading in excess of 100,000 cubic yards, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. Vesting Tentative Tract Map No. 53189 is a proposal to subdivide the subject property into a total of 52 lots on 185.8 gross acres, consisting of 45 single-family lots (29.1 acres), three open space lots (143.2 acres), and four public facility lots (1.6 acres).
5. Highway Realignment Case No. 00-81-(5) is a related request to realign San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane. The purpose of this realignment is to move the existing paper alignment outside of the San Francisquito floodplain and SEA, and closer to the currently traveled roadway.
6. The project site is located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of Copper Hill Drive and the City of Santa Clarita. The project is within the Castaic Canyon Zoned District.
7. The subject property is approximately 185.8 gross acres in size and comprised of one lot. The property is irregular in shape with flat to steeply sloping terrain. San Francisquito Canyon Creek ("Creek") flows north to south in the eastern portion of the property. The Creek has been designated as SEA No. 19 in the Los Angeles Countywide General Plan ("General Plan").
8. The proposed development will be accessed from Stoney Creek Road located to the southwest, and Avenido Rancho Tesoro from the west side of the property. Both roads are part of the road system in Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the project site. Currently, the project site is accessed from San Francisquito Canyon Road through Lady Linda Lane, located to the east side of the property. There will be no access to the development portion of the project from San Francisquito Canyon Road.
9. Domestic water will be provided by Newhall County Water District. Public sewer service will be provided by the Los Angeles County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Saugus Union School

District. Shopping and employment exist south of the subject property on Copper Hill Drive and within the City of Santa Clarita.

10. The subject property is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) in the western portion (a total of 103.11 acres) where the proposed single-family lots will be located, and R-1-7,000 (Single-Family Residence-7000 Square Feet Minimum Required Lot Area) on the eastern portion of the property (a total of 82.81 acres) where the San Francisquito Creek is located.
11. The project site is bounded by A-2-2 zoning in all directions.
12. The subject property is currently undeveloped and is surrounded by single-family residences, triplex, and warehouse to the north; single-family residences and undeveloped land to the east; condominiums and undeveloped land to the south; and undeveloped land to the west.
13. The A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486. The zoning designation of the eastern portion of the property, however, changed to R-1-7000 on September 2, 1965 upon the adoption of Ordinance Number 8908.
14. The subject property is depicted within the "N-1" (Non-Urban 1—Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Santa Clarita Valley Areawide General Plan ("SCVAP") and the SEA overlay under the General Plan. Approximately 127 acres lie within the N-1 category, 54 acres within the W category, and five acres within the HM category. Based on the slope density analysis, these categories permit a maximum of 61 dwelling units on the subject property.
15. The SCVAP promotes density-controlled development to allow clustering of lots into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space. Clustering of smaller lot sizes is allowed with a CUP, provided that the overall density does not exceed the maximum permitted. The project proposes creation of 45 single-family lots, below the maximum allowable density of 61 for this property. A CUP is also required since the project exceeds the low-density threshold of 22 dwelling units.
16. SEA No. 19 traverses the property on the eastern portion. By clustering the 45 single-family lots on the western portion of the property, the project design stays out of the SEA, preserves the natural drainage features of the canyon, prevents access to the project from San Francisquito Canyon Road, and designates approximately 77 percent of the project site as open space.
17. In addition to Cliffie Stone, Butterfield Overland, Lady Linda and Harris Trails, the project provides a horse access path for Lot Nos. 24 through 32 along "A" Street, outside the public right of way and through Lot Nos. 24 through 32.

18. Under Section 22.52.320 of the County Code, keeping or maintaining horses as pets or for the personal use by members of the family residing on the premises (which is an accessory use in A-2 Zone) requires a minimum area of 15,000 net square feet. Raising, breeding and training of horses within A-2 Zone (Section 22.24.120) however, requires a lot or parcel of land having an area of not less than one acre. Of the 45 proposed single-family lots depicted on Vesting Tentative Map No. 53189 and Exhibit "A" dated August 31, 2006, all contain a minimum of 15,000 net square feet and four contain a minimum of one acre (40,000 net square feet)

Community Response

19. Since the filing of application in 2000, staff has received numerous correspondence regarding this project. Electronic mails, letters and phone calls have been received from a variety of sources including the City of Santa Clarita, Santa Clarita Valley Trails Advisory Committee ("SCVTAC"), The Saugus Saddle Club, neighboring residents, and other community members.
20. Support letters received for this project generally acknowledge benefits provided by the project, especially development of a circulation system in the area. These letters support the access that the project will provide for the existing and proposed residences, which is currently lacking during emergencies.
21. Numerous letters and electronic mails received from other community members have expressed opposition to the subject project. These letters and electronic mails state that the subject property is located within a well-established equestrian community, and to preserve and protect that community lot sizes must remain a minimum of five acres. The letters explain that the proposed density is too high for the area, is inconsistent with the surrounding agricultural and equestrian properties, and will destroy the rural ambience of the community, as equestrian properties are a unique feature to these neighborhoods and enhance property values in the community. The letters state that proposed small lots are a non-conforming use and deny the inherent rights of the property's agricultural zoning designation.

March 29, 2006 Public Hearing—60 single-family lot design

22. The project was initially heard by the Commission on March 29, 2006 in a duly noticed public hearing. The original design proposed on the Tentative Tract Map and the CUP Exhibit "A" dated November 7, 2005 depicted a total of 66 lots on 185.8 gross acres consisting of 60 single-family lots, three open space lots and three public facility lots. Ranging from 8,200 to 37,336 net square feet in size, all of the residential lots were clustered on the western portion of the property outside the San Francisquito Canyon Creek and Significant Ecological Area ("SEA") and the three proposed open space lots encompassed approximately 80 percent (148 acres) of the property. A total of four on-site trails were also depicted for the project.
23. The applicant requested a continuance from March 29, 2006 public hearing to May 10, 2006 to address matters brought before their attention. The Commission opened the

hearing and heard testimony from several people in opposition to the project. Issues raised by the testimony expressed strong desire to keep the area equestrian and rural in nature, as reflected by the property's land use and zoning designations. At that time, staff recommended a redesign of the project to incorporate a combination of minimum of 15,000 net square feet and one-acre lots within the same development footprint to maintain the area in harmony with the surrounding equestrian uses and the community's rural and equestrian character while preserving common open space and reducing the amount of grading. The Commission also expressed their preference for rural standards within the project site.

24. After hearing testimony from the applicant and the community, the Commission continued the matter to May 10, 2006 to allow the applicant sufficient time to redesign the project to accommodate an equestrian and rural lifestyle, and to return with a conceptual plan for the Commission's review.

May 10, 2006 Public Hearing—56 single-family lot design

25. At the May 10, 2006 hearing, the applicant presented a conceptual plan that depicted 56 single-family lots, three open space lots and four public facility lots; a reduction of three lots. Lot sizes ranged from 15,000 square feet to two acres. Five of the single-family lots were located in new areas proposed for development within the property. Two lots were added to an area where there is an existing cherry woodland. Three two-acre single-family lots were located along San Francisquito Canyon Road on the eastern portion of the property, immediately to the east of San Francisquito Canyon SEA.
26. Acreage of open space lots also decreased from 80 percent (148 acres) to 72 percent (134 acres). One public facility lot was added to the design. The conceptual plan showed the same four trails as previously depicted. The path for the San Francisquito Canyon Trail however was relocated to run along the frontage of the three new lots along San Francisquito Canyon Road. The applicant explained that the proposed design can be considered an equestrian community as it's creating a transition from higher density Tesoro development to the south to the lower density residential developments to the north.
27. Three neighbors residing to the north of the project site presented testimony in favor of the project. The neighbors stated that the project will improve access to surrounding properties which have been threatened by fire and flood in the past.
28. The Commission also heard testimony from several people in opposition to the project. One resident opposed realignment of San Francisquito Canyon Road. Staff explained that the proposed realignment will not result in a physical relocation of the road and is on paper only as it will relocate the current alignment to the existing and driven alignment. The same neighbor also opposed improvement of Lady Linda Lane. Staff explained that no improvements are proposed on Lady Linda Lane and only "A", "B", and "C" Streets within the development will be improved.
29. A resident also testified in opposition to the location of three lots on the eastern portion of the property along San Francisco Canyon Road as well as creation of small lots that cannot

accommodate an equestrian lifestyle. Another resident stated that new lots should reflect the A-2-2 zoning designation and retain the equestrian lifestyle. The next testifier stated that the San Francisquito Creek is a major resource and should remain unspoiled and the character of the community should remain rural.

30. After hearing all the testimony, the Commission expressed concern that Lot Nos. 54, 55 and 56, as depicted along San Francisquito Canyon Road were too close to the San Francisco Canyon Creek and Lot Nos. 24 and 25 encroached into the cherry woodland. New non-native landscaping was also questioned. The Commission stated that the project should contain rural standards and protect the low density development to the north and support rural standards. Additionally, it was stated that 15,000-square foot lot sizes are urban and may not be appropriate for equestrian and rural lifestyle. The Commission concluded that the number of lots needed to be reduced and all lots needed to be larger to accommodate horse keeping activities. The Commission directed the applicant to redesign and continued the case to August 16, 2006.

August 16, 2006 Public Hearing—45 single-family lot design

31. At the August 16, 2006 hearing, the new design proposed on Vesting Tentative Tract Map and CUP Exhibit "A", dated June 19, 2006, depicted a total of 45 single-family lots, three open space lots and four public facility lots. The 45 single-family lots are larger in size, ranging from a minimum of 15,060 net square feet to 59,725 net square feet. Of the 45 single-family lots, 34 lots are larger than 20,000 net square feet in size and 11 lots are sized between 15,060 to 20,000 net square feet.
32. Under the new design, 77 percent (142.85 acres) of the property is open space. Of this amount, approximately 98 percent (140.5 acres) is undisturbed and two percent (2.3 acres) contains disturbed graded open space. All open space will be permanent and deeded to the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Four trails (Harris, Lady Linda, Butterfield Stage/Overland, and San Francisquito Canyon/Climmie Stone) are depicted on the map, as originally proposed, and remain unchanged.
33. The new design clusters all single-family lots on the western portion of the property protecting the SEA from any development, eliminates access to the project from San Francisquito Canyon Road and addresses the concerns of the equestrian community by increasing single-family lot sizes and reducing density from 56 to 45 single-family lots.
34. After hearing all testimony, the Commission closed the public hearing and indicated their intent to certify the EIR, adopt a Statement of Overriding Consideration, and approve Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), subject to a recommendation for approval from the Los Angeles County Subdivision Committee ("Subdivision Committee").
35. The 45-single family lot design has been reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") for an evaluation of new proposed landscaping as well as manure management.

36. The 45-single family lot design was reviewed by the Subdivision Committee on August 31, 2006 and October 2, 2006. The Subdivision Committee recommended approval of Vesting Tentative Tract Map and CUP Exhibit "A", dated August 31, 2006, depicting a total of 52 lots consisting of 45 single-family lots on 29.1 acres, three open space lots on 143.2 acres, and four public facility lots on 1.6 acres.
37. Per a letter dated October 30, 2006, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") confirms that title to the open space lots within the project site will be conveyed to Parks and Recreation and that the applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and common landscape area maintenance.
38. All interior streets will be developed with rural standards.
39. The proposed use is required to comply with the development standards of the R-1-7,000 and A-2-2 zones pursuant to Sections 22.20.105 and 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 00-81-(5).
40. The proposed development is compatible with surrounding land use patterns.
41. A Final Environmental Impact Report ("FEIR") for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the Draft Environmental Impact Report ("DEIR") dated February 1, 2006, the Technical Appendices to the DEIR dated February 1, 2006, and the FEIR including Responses to Comments, dated November 2006. The FEIR contains a revised project description, analyzes the project's potential impacts, and identifies mitigation measures to be implemented as part of the project.
42. The Commission has reviewed and considered the FEIR and finds that it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations regarding the FEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for short-term construction impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and highway realignment.
43. With respect to the adverse effects upon air quality during construction, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

44. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
45. The MMP prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
46. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for concurrent and related Vesting Tentative Tract Map No. 53189.
47. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
48. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Administrator of the Current Planning Division, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

- E. That the proposed project at the proposed location has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character;
- F. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- G. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- H. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- I. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
- J. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- K. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- L. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; that the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;
- M. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- N. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final

Environmental Impact Report prior to approving the project; adopts the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 00-81-(5) is **APPROVED**, subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 00-81-(5)

Exhibit "A" Date: 8/31/06

CONDITIONS:

1. This grant authorizes the use of the 185.8 gross acre subject property for a total of 45, single-family lots, three open space lots, and four public facility lots, clustered in compliance with hillside management design review criteria, density-controlled development, development within a Significant Ecological Area, and on-site grading, as depicted on the approved Exhibit "A" dated August 31, 2006, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 51.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Upon the termination of the appeal period, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.
8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of

this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

9. Upon the termination of the appeal period, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 00-81-(5), which includes Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5), and Highway Realignment Case No. 00-81. The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$875.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 53189. In the event that Vesting Tentative Tract Map No. 53189 should expire without the recordation of a final map, this grant shall terminate

upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

13. No grading permit shall be issued prior to final map recordation, unless authorized by Regional Planning.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved Vesting Tentative Tract Map No. 53189 and Exhibit "A" dated August 31, 2006. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 53189 may, at the discretion of the Director of Regional Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
15. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.
16. The area of the individual lots shall substantially comply to that shown on the approved Exhibit "A" dated August 31, 2006, or an approved revised Exhibit "A."
17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53189.
18. Title to the Open Space Lot Nos. 46, 47 and 48 shall be conveyed to the Los Angeles County Department of Parks and Recreation. The applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement/fire suppression and common landscape area maintenance.
19. The Lady Linda Loop Trail shall be maintained open to the maximum extent feasible for use during all construction phases of the project.
20. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.
21. There shall be at least two covered parking spaces designated for each dwelling unit. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
22. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
23. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
24. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences

and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

25. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
26. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
27. The applicant shall fully assess and incorporate all appropriate Best Management Practices to enhance quality of urban runoff and stormwater.
28. The applicant shall comply with all the requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Los Angeles Regional Water Quality Control Board to the County of Los Angeles and local agencies, including but not limited to, Parts IV.D and IV.E, Development Planning and Development Construction.
29. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
30. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
31. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
32. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
33. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
34. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
35. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
37. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
38. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
39. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
40. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
41. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
42. During construction, all large-size truck trips shall be limited to off-peak commute periods.
43. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
44. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and associated grading:
 - a. Complies with the conditions of this grant and the standards of the zone;
 - b. Is compatible with hillside resources; and
 - c. Is compatible with the Significant Ecological Area.
45. All graded slopes (cut and fill) shall be re-vegetated. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Regional Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los

Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that the area covered shall contain only locally indigenous species, including trees, shrubs and ground covering. Nevertheless, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 80 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

46. Open space shall comprise not less than 77 percent (143.2 acres) of the project area.
47. All open space areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure to the satisfaction of the Director of Regional Planning the permanent reservation and continued perpetual maintenance of required open space areas.
48. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned area.
49. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
50. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a final map to be approved prior to recordation.
 - b. Prior to or concurrent with submittal of the revised Exhibit "A" to be approved by the Director of Regional Planning prior to issuance of a grading permit.
 - c. Prior to issuance of a building permit, including verification of payment of applicable fees.
 - d. Prior to occupancy clearances by Public Works.
 - e. Additional reports shall be submitted as required by the Director of Regional Planning.
51. Upon the termination of the appeal period, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
HIGHWAY REALIGNMENT CASE NO. 00-81-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Highway Realignment Case No. 00-81-(5) on March 3, 2006, May 10, 2006, and August 16, 2006. Highway Realignment Case No. 00-81-(5) was heard concurrently with Vesting Tentative Tract Map No. 53189 and Conditional Use Permit Case No. 00-81-(5).
2. The applicant, Sun Cal Companies, is proposing to subdivide the subject property into a total of 52 lots on 185.8 gross acres.
3. Vesting Tentative Tract Map No. 53189 is a related request to subdivide the subject property into a total of 52 lots on 185.8 gross acres, consisting of 45 single-family lots (29.1 acres), three open space lots (143.2 acres), and four public facility lots (1.6 acres), as depicted on Vesting Tentative Tract Map No. 53189 and Exhibit "A" dated August 31, 2006.
4. Conditional Use Permit Case No. 00-81-(5) is a related request to ensure compliance with requirements of density-controlled development, hillside management, development within a Significant Ecological Area ("SEA"), and on-site grading in excess of 100,000 cubic yards, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
5. The project site is located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of Copper Hill Drive and the City of Santa Clarita. The project is within the Castaic Canyon Zoned District.
6. The subject property is approximately 185.8 gross acres in size and comprised of one lot. The property is irregular in shape with flat to steeply sloping terrain. San Francisquito Canyon Creek ("Creek") flows north to south in the eastern portion of the property. The Creek has been designated as SEA No. 19 in the Los Angeles Countywide General Plan ("General Plan").
7. The proposed development will be accessed from Stoney Creek Road located to the southwest, and Avenida Rancho Tesoro from the west side of the property. Both roads are part of the road system in Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the project site. Currently, the project site is accessed from San Francisquito Canyon Road through Lady Linda Lane, located to the east side of the property. There will be no access to the development portion of the project from San Francisquito Canyon Road.
8. Domestic water will be provided by Newhall County Water District. Public sewer service will be provided by the Los Angeles County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Saugus Union School District. Shopping and employment exist south of the subject property on Copper Hill Drive and within the City of Santa Clarita.
9. The subject property is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) in the western portion (a total of 103.11 acres) where the proposed single-family lots

will be located, and R-1-7,000 (Single-Family Residence-7000 Square Feet Minimum Required Lot Area) on the eastern portion of the property (a total of 82.81 acres) where the San Francisquito Creek is located.

10. The project site is bounded by A-2-2 zoning in all directions.
11. The subject property is currently undeveloped and is surrounded by single-family residences, triplex, and warehouse to the north; single-family residences and undeveloped land to the east; condominiums and undeveloped land to the south; and undeveloped land to the west.
12. The A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486. The zoning designation of the eastern portion of the property, however, changed to R-1-7000 on September 2, 1965 upon the adoption of Ordinance Number 8908.
13. The subject property is depicted within the "N-1" (Non-Urban 1—Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Santa Clarita Valley Areawide General Plan ("SCVAP") and the SEA overlay under the General Plan. Approximately 127 acres lie within the N-1 category, 54 acres within the W category, and five acres within the HM category. Based on the slope density analysis, these categories permit a maximum of 61 dwelling units on the subject property.
14. The SCVAP promotes density-controlled development to allow clustering of lots into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space. Clustering of smaller lot sizes is allowed with a CUP, provided that the overall density does not exceed the maximum permitted. The project proposes creation of 45 single-family lots, below the maximum allowable density of 61 for this property. A CUP is also required since the project exceeds the low-density threshold of 22 dwelling units.
15. SEA No. 19 traverses the property on the eastern portion. By clustering the 45 single-family lots on the western portion of the property, the project design stays out of the SEA, preserves the natural drainage features of the canyon, prevents access to the project from San Francisquito Canyon Road, and designates approximately 77 percent of the project site as open space.
16. In addition to Cliffie Stone, Butterfield Overland, Lady Linda and Harris Trails, the project provides a horse access path for Lot Nos. 24 through 32 along "A" Street, outside the public right of way and through Lot Nos. 24 through 32.
17. Under Section 22.52.320 of the County Code, keeping or maintaining horses as pets or for the personal use by members of the family residing on the premises (which is an accessory use in A-2 Zone) requires a minimum area of 15,000 net square feet. Raising, breeding and training of horses within A-2 Zone (Section 22.24.120) however, requires a lot or parcel of land having an area of not less than one acre. Of the 45 proposed single-family lots

depicted on Vesting Tentative Map No. 53189 and Exhibit "A" dated August 31, 2006, all contain a minimum of 15,000 net square feet and four contain a minimum of one acre (40,000 net square feet)

Community Response

18. Since the filing of application in 2000, staff has received numerous correspondence regarding this project. Electronic mails, letters and phone calls have been received from a variety of sources including the City of Santa Clarita, Santa Clarita Valley Trails Advisory Committee ("SCVTAC"), The Saugus Saddle Club, neighboring residents, and other community members.
19. Support letters received for this project generally acknowledge benefits provided by the project, especially development of a circulation system in the area. These letters support the access that the project will provide for the existing and proposed residences, which is currently lacking during emergencies.
20. Numerous letters and electronic mails received from other community members have expressed opposition to the subject project. These letters and electronic mails state that the subject property is located within a well-established equestrian community, and to preserve and protect that community lot sizes must remain a minimum of five acres. The letters explain that the proposed density is too high for the area, is inconsistent with the surrounding agricultural and equestrian properties, and will destroy the rural ambience of the community, as equestrian properties are a unique feature to these neighborhoods and enhance property values in the community. The letters state that proposed small lots are a non-conforming use and deny the inherent rights of the property's agricultural zoning designation.

March 29, 2006 Public Hearing—60 single-family lot design

21. The project was initially heard by the Commission on March 29, 2006 in a duly noticed public hearing. The original design proposed on the Tentative Tract Map and the CUP Exhibit "A" dated November 7, 2005 depicted a total of 66 lots on 185.8 gross acres consisting of 60 single-family lots, three open space lots and three public facility lots. Ranging from 8,200 to 37,336 net square feet in size, all of the residential lots were clustered on the western portion of the property outside the San Francisquito Canyon Creek and Significant Ecological Area ("SEA") and the three proposed open space lots encompassed approximately 80 percent (148 acres) of the property. A total of four on-site trails were also depicted for the project.
22. The applicant requested a continuance from March 29, 2006 public hearing to May 10, 2006 to address matters brought before their attention. The Commission opened the hearing and heard testimony from several people in opposition to the project. Issues raised by the testimony expressed strong desire to keep the area equestrian and rural in nature, as reflected by the property's land use and zoning designations. At that time, staff recommended a redesign of the project to incorporate a combination of minimum of 15,000 net square feet and one-acre lots within the same development footprint to maintain the

area in harmony with the surrounding equestrian uses and the community's rural and equestrian character while preserving common open space and reducing the amount of grading. The Commission also expressed their preference for rural standards within the project site.

23. After hearing testimony from the applicant and the community, the Commission continued the matter to May 10, 2006 to allow the applicant sufficient time to redesign the project to accommodate an equestrian and rural lifestyle, and to return with a conceptual plan for the Commission's review.

May 10, 2006 Public Hearing—56 single-family lot design

24. At the May 10, 2006 hearing, the applicant presented a conceptual plan that depicted 56 single-family lots, three open space lots and four public facility lots; a reduction of three lots. Lot sizes ranged from 15,000 square feet to two acres. Five of the single-family lots were located in new areas proposed for development within the property. Two lots were added to an area where there is an existing cherry woodland. Three two-acre single-family lots were located along San Francisquito Canyon Road on the eastern portion of the property, immediately to the east of San Francisquito Canyon SEA.
25. Acreage of open space lots also decreased from 80 percent (148 acres) to 72 percent (134 acres). One public facility lot was added to the design. The conceptual plan showed the same four trails as previously depicted. The path for the San Francisquito Canyon Trail however was relocated to run along the frontage of the three new lots along San Francisquito Canyon Road. The applicant explained that the proposed design can be considered an equestrian community as it's creating a transition from higher density Tesoro development to the south to the lower density residential developments to the north.
26. Three neighbors residing to the north of the project site presented testimony in favor of the project. The neighbors stated that the project will improve access to surrounding properties which have been threatened by fire and flood in the past.
27. The Commission also heard testimony from several people in opposition to the project. One resident opposed realignment of San Francisquito Canyon Road. Staff explained that the proposed realignment will not result in a physical relocation of the road and is on paper only as it will relocate the current alignment to the existing and driven alignment. The same neighbor also opposed improvement of Lady Linda Lane. Staff explained that no improvements are proposed on Lady Linda Lane and only "A", "B", and "C" Streets within the development will be improved.
28. A resident also testified in opposition to the location of three lots on the eastern portion of the property along San Francisco Canyon Road as well as creation of small lots that cannot accommodate an equestrian lifestyle. Another resident stated that new lots should reflect the A-2-2 zoning designation and retain the equestrian lifestyle. The next testifier stated that the San Francisquito Creek is a major resource and should remain unspoiled and the character of the community should remain rural.

29. After hearing all the testimony, the Commission expressed concern that Lot Nos. 54, 55 and 56, as depicted along San Francisquito Canyon Road were too close to the San Francisco Canyon Creek and Lot Nos. 24 and 25 encroached into the cherry woodland. New non-native landscaping was also questioned. The Commission stated that the project should contain rural standards and protect the low density development to the north and support rural standards. Additionally, it was stated that 15,000-square foot lot sizes are urban and may not be appropriate for equestrian and rural lifestyle. The Commission concluded that the number of lots needed to be reduced and all lots needed to be larger to accommodate horse keeping activities. The Commission directed the applicant to redesign and continued the case to August 16, 2006.

August 16, 2006 Public Hearing—45 single-family lot design

30. At the August 16, 2006 hearing, the new design proposed on Vesting Tentative Tract Map and CUP Exhibit "A", dated June 19, 2006, depicted a total of 45 single-family lots, three open space lots and four public facility lots. The 45 single-family lots are larger in size, ranging from a minimum of 15,060 net square feet to 59,725 net square feet. Of the 45 single-family lots, 34 lots are larger than 20,000 net square feet in size and 11 lots are sized between 15,060 to 20,000 net square feet.
31. Under the new design, 77 percent (142.85 acres) of the property is open space. Of this amount, approximately 98 percent (140.5 acres) is undisturbed and two percent (2.3 acres) contains disturbed graded open space. All open space will be permanent and deeded to the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Four trails (Harris, Lady Linda, Butterfield Stage/Overland, and San Francisquito Canyon/Cliffie Stone) are depicted on the map, as originally proposed, and remain unchanged.
32. The new design clusters all single-family lots on the western portion of the property protecting the SEA from any development, eliminates access to the project from San Francisquito Canyon Road and addresses the concerns of the equestrian community by increasing single-family lot sizes and reducing density from 56 to 45 single-family lots.
33. After hearing all testimony, the Commission closed the public hearing and indicated their intent to certify the EIR, adopt a Statement of Overriding Consideration, and approve Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), subject to a recommendation for approval from the Los Angeles County Subdivision Committee ("Subdivision Committee").
34. The 45-single family lot design has been reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") for an evaluation of new proposed landscaping as well as manure management.
35. The 45-single family lot design was reviewed by the Subdivision Committee on August 31, 2006 and October 2, 2006. The Subdivision Committee recommended approval of Vesting Tentative Tract Map and CUP Exhibit "A", dated August 31, 2006, depicting a total of 52

lots consisting of 45 single-family lots on 29.1 acres, three open space lots on 143.2 acres, and four public facility lots on 1.6 acres.

36. Per a letter dated October 30, 2006, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") confirms that title to the open space lots within the project site will be conveyed to Parks and Recreation and that the applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and common landscape area maintenance.
37. All interior streets will be developed with rural standards.
38. The proposed use is required to comply with the development standards of the R-1-7,000 and A-2-2 zones pursuant to Sections 22.20.105 and 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 00-81-(5).
39. The proposed development is compatible with surrounding land use patterns.
40. A Final Environmental Impact Report ("FEIR") for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the Draft Environmental Impact Report ("DEIR") dated February 1, 2006, the Technical Appendices to the DEIR dated February 1, 2006, and the FEIR including Responses to Comments, dated November 2006. The FEIR contains a revised project description, analyzes the project's potential impacts, and identifies mitigation measures to be implemented as part of the project.
41. The Commission has reviewed and considered the FEIR and finds that it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations regarding the FEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for short-term construction impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and highway realignment.
42. With respect to the adverse effects upon air quality during construction, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
43. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

44. The MMP prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
45. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for concurrent and related Vesting Tentative Tract Map No. 53189.
46. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
47. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Administrator of the Current Planning Division, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the project; adopts the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.
2. In view of the findings of fact and conclusions presented above, Highway Realignment Case No. 00-81-(5) is **APPROVED**, subject to the attached conditions.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
VESTING TENTATIVE TRACT MAP NO. 53189**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 53189 on March 3, 2006, May 10, 2006, and August 16, 2006. Vesting Tentative Tract Map No. 53189 was heard concurrently with Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5).
2. Vesting Tentative Tract Map No. 53189 is a proposal by the applicant, Sun Cal Companies, to subdivide the subject property into a total of 52 lots on 185.8 gross acres, consisting of 45 single-family lots (29.1 acres), three open space lots (143.2 acres), and four public facility lots (1.6 acres).
3. Conditional Use Permit Case No. 00-81-(5) is a related request to ensure compliance with requirements of density-controlled development, hillside management, development within a Significant Ecological Area ("SEA"), and on-site grading in excess of 100,000 cubic yards, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. Highway Realignment Case No. 00-81-(5) proposes a realignment of San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane. The purpose of this realignment is to move the existing paper alignment outside of the San Francisquito floodplain and SEA, and closer to the currently traveled roadway.
5. The project site is located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of Copper Hill Drive and the City of Santa Clarita. The project is within the Castaic Canyon Zoned District.
6. The subject property is approximately 185.8 gross acres in size and comprised of one lot. The property is irregular in shape with flat to steeply sloping terrain. San Francisquito Canyon Creek ("Creek") flows north to south in the eastern portion of the property. The Creek has been designated as SEA No. 19 in the Los Angeles Countywide General Plan ("General Plan").
7. The proposed development will be accessed from Stoney Creek Road located to the southwest, and Avenido Rancho Tesoro from the west side of the property. Both roads are part of the road system in Tesoro Del Valle development (Tract Map No. 51644) ("Tesoro"), which is located to the west and southwest of the project site. Currently, the project site is accessed from San Francisquito Canyon Road through Lady Linda Lane, located to the east side of the property. There will be no access to the development portion of the project from San Francisquito Canyon Road.
8. Domestic water will be provided by Newhall County Water District. Public sewer service will be provided by the Los Angeles County Sanitation District No. 5. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Saugus Union School District. Shopping and employment exist south of the subject property on Copper Hill Drive and within the City of Santa Clarita.

9. The subject property is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) in the western portion (a total of 103.11 acres) where the proposed single-family lots will be located, and R-1-7,000 (Single-Family Residence-7000 Square Feet Minimum Required Lot Area) on the eastern portion of the property (a total of 82.81 acres) where the San Francisquito Creek is located.
10. The project site is bounded by A-2-2 zoning in all directions.
11. The subject property is currently undeveloped and is surrounded by single-family residences, triplex, and warehouse to the north; single-family residences and undeveloped land to the east; condominiums and undeveloped land to the south; and undeveloped land to the west.
12. The A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486. The zoning designation of the eastern portion of the property, however, changed to R-1-7000 on September 2, 1965 upon the adoption of Ordinance Number 8908.
13. The subject property is depicted within the "N-1" (Non-Urban 1—Maximum 0.5 Dwelling Units Per Gross Acre), "W" (Floodway/Floodplain), and "HM" (Hillside Management) land use categories of the Santa Clarita Valley Areawide General Plan ("SCVAP") and the SEA overlay under the General Plan. Approximately 127 acres lie within the N-1 category, 54 acres within the W category, and five acres within the HM category. Based on the slope density analysis, these categories permit a maximum of 61 dwelling units on the subject property.
14. The SCVAP promotes density-controlled development to allow clustering of lots into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space. Clustering of smaller lot sizes is allowed with a CUP, provided that the overall density does not exceed the maximum permitted. The project proposes creation of 45 single-family lots, below the maximum allowable density of 61 for this property. A CUP is also required since the project exceeds the low-density threshold of 22 dwelling units.
15. SEA No. 19 traverses the property on the eastern portion. By clustering the 45 single-family lots on the western portion of the property, the project design stays out of the SEA, preserves the natural drainage features of the canyon, prevents access to the project from San Francisquito Canyon Road, and designates approximately 77 percent of the project site as open space.
16. In addition to Cliffie Stone, Butterfield Overland, Lady Linda and Harris Trails, the project provides a horse access path for Lot Nos. 24 through 32 along "A" Street, outside the public right of way and through Lot Nos. 24 through 32.
17. Under Section 22.52.320 of the County Code, keeping or maintaining horses as pets or for the personal use by members of the family residing on the premises (which is an accessory use in A-2 Zone) requires a minimum area of 15,000 net square feet. Raising, breeding

and training of horses within A-2 Zone (Section 22.24.120) however, requires a lot or parcel of land having an area of not less than one acre. Of the 45 proposed single-family lots depicted on Vesting Tentative Map No. 53189 and Exhibit "A" dated August 31, 2006, all contain a minimum of 15,000 net square feet and four contain a minimum of one acre (40,000 net square feet)

Community Response

18. Since the filing of application in 2000, staff has received numerous correspondence regarding this project. Electronic mails, letters and phone calls have been received from a variety of sources including the City of Santa Clarita, Santa Clarita Valley Trails Advisory Committee ("SCVTAC"), The Saugus Saddle Club, neighboring residents, and other community members.
19. Support letters received for this project generally acknowledge benefits provided by the project, especially development of a circulation system in the area. These letters support the access that the project will provide for the existing and proposed residences, which is currently lacking during emergencies.
20. Numerous letters and electronic mails received from other community members have expressed opposition to the subject project. These letters and electronic mails state that the subject property is located within a well-established equestrian community, and to preserve and protect that community lot sizes must remain a minimum of five acres. The letters explain that the proposed density is too high for the area, is inconsistent with the surrounding agricultural and equestrian properties, and will destroy the rural ambience of the community, as equestrian properties are a unique feature to these neighborhoods and enhance property values in the community. The letters state that proposed small lots are a non-conforming use and deny the inherent rights of the property's agricultural zoning designation.

March 29, 2006 Public Hearing—60 single-family lot design

21. The project was initially heard by the Commission on March 29, 2006 in a duly noticed public hearing. The original design proposed on the Tentative Tract Map and the CUP Exhibit "A" dated November 7, 2005 depicted a total of 66 lots on 185.8 gross acres consisting of 60 single-family lots, three open space lots and three public facility lots. Ranging from 8,200 to 37,336 net square feet in size, all of the residential lots were clustered on the western portion of the property outside the San Francisquito Canyon Creek and Significant Ecological Area ("SEA") and the three proposed open space lots encompassed approximately 80 percent (148 acres) of the property. A total of four on-site trails were also depicted for the project.
22. The applicant requested a continuance from March 29, 2006 public hearing to May 10, 2006 to address matters brought before their attention. The Commission opened the hearing and heard testimony from several people in opposition to the project. Issues raised by the testimony expressed strong desire to keep the area equestrian and rural in nature, as reflected by the property's land use and zoning designations. At that time, staff

recommended a redesign of the project to incorporate a combination of minimum of 15,000 net square feet and one-acre lots within the same development footprint to maintain the area in harmony with the surrounding equestrian uses and the community's rural and equestrian character while preserving common open space and reducing the amount of grading. The Commission also expressed their preference for rural standards within the project site.

23. After hearing testimony from the applicant and the community, the Commission continued the matter to May 10, 2006 to allow the applicant sufficient time to redesign the project to accommodate an equestrian and rural lifestyle, and to return with a conceptual plan for the Commission's review.

May 10, 2006 Public Hearing—56 single-family lot design

24. At the May 10, 2006 hearing, the applicant presented a conceptual plan that depicted 56 single-family lots, three open space lots and four public facility lots; a reduction of three lots. Lot sizes ranged from 15,000 square feet to two acres. Five of the single-family lots were located in new areas proposed for development within the property. Two lots were added to an area where there is an existing cherry woodland. Three two-acre single-family lots were located along San Francisquito Canyon Road on the eastern portion of the property, immediately to the east of San Francisquito Canyon SEA.
25. Acreage of open space lots also decreased from 80 percent (148 acres) to 72 percent (134 acres). One public facility lot was added to the design. The conceptual plan showed the same four trails as previously depicted. The path for the San Francisquito Canyon Trail however was relocated to run along the frontage of the three new lots along San Francisquito Canyon Road. The applicant explained that the proposed design can be considered an equestrian community as it's creating a transition from higher density Tesoro development to the south to the lower density residential developments to the north.
26. Three neighbors residing to the north of the project site presented testimony in favor of the project. The neighbors stated that the project will improve access to surrounding properties which have been threatened by fire and flood in the past.
27. The Commission also heard testimony from several people in opposition to the project. One resident opposed realignment of San Francisquito Canyon Road. Staff explained that the proposed realignment will not result in a physical relocation of the road and is on paper only as it will relocate the current alignment to the existing and driven alignment. The same neighbor also opposed improvement of Lady Linda Lane. Staff explained that no improvements are proposed on Lady Linda Lane and only "A", "B", and "C" Streets within the development will be improved.
28. A resident also testified in opposition to the location of three lots on the eastern portion of the property along San Francisco Canyon Road as well as creation of small lots that cannot accommodate an equestrian lifestyle. Another resident stated that new lots should reflect the A-2-2 zoning designation and retain the equestrian lifestyle. The next testifier stated

that the San Francisquito Creek is a major resource and should remain unspoiled and the character of the community should remain rural.

29. After hearing all the testimony, the Commission expressed concern that Lot Nos. 54, 55 and 56, as depicted along San Francisquito Canyon Road were too close to the San Francisco Canyon Creek and Lot Nos. 24 and 25 encroached into the cherry woodland. New non-native landscaping was also questioned. The Commission stated that the project should contain rural standards and protect the low density development to the north and support rural standards. Additionally, it was stated that 15,000-square foot lot sizes are urban and may not be appropriate for equestrian and rural lifestyle. The Commission concluded that the number of lots needed to be reduced and all lots needed to be larger to accommodate horse keeping activities. The Commission directed the applicant to redesign and continued the case to August 16, 2006.

August 16, 2006 Public Hearing—45 single-family lot design

30. At the August 16, 2006 hearing, the new design proposed on Vesting Tentative Tract Map and CUP Exhibit "A", dated June 19, 2006, depicted a total of 45 single-family lots, three open space lots and four public facility lots. The 45 single-family lots are larger in size, ranging from a minimum of 15,060 net square feet to 59,725 net square feet. Of the 45 single-family lots, 34 lots are larger than 20,000 net square feet in size and 11 lots are sized between 15,060 to 20,000 net square feet.
31. Under the new design, 77 percent (142.85 acres) of the property is open space. Of this amount, approximately 98 percent (140.5 acres) is undisturbed and two percent (2.3 acres) contains disturbed graded open space. All open space will be permanent and deeded to the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Four trails (Harris, Lady Linda, Butterfield Stage/Overland, and San Francisquito Canyon/Cliffie Stone) are depicted on the map, as originally proposed, and remain unchanged.
32. The new design clusters all single-family lots on the western portion of the property protecting the SEA from any development, eliminates access to the project from San Francisquito Canyon Road and addresses the concerns of the equestrian community by increasing single-family lot sizes and reducing density from 56 to 45 single-family lots.
33. After hearing all testimony, the Commission closed the public hearing and indicated their intent to certify the EIR, adopt a Statement of Overriding Consideration, and approve Vesting Tentative Tract Map No. 53189, Conditional Use Permit Case No. 00-81-(5) and Highway Realignment Case No. 00-81-(5), subject to a recommendation for approval from the Los Angeles County Subdivision Committee ("Subdivision Committee").
34. The 45-single family lot design has been reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") for an evaluation of new proposed landscaping as well as manure management.

35. The 45-single family lot design was reviewed by the Subdivision Committee on August 31, 2006 and October 2, 2006. The Subdivision Committee recommended approval of Vesting Tentative Tract Map and CUP Exhibit "A", dated August 31, 2006, depicting a total of 52 lots consisting of 45 single-family lots on 29.1 acres, three open space lots on 143.2 acres, and four public facility lots on 1.6 acres.
36. Per a letter dated October 30, 2006, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") confirms that title to the open space lots within the project site will be conveyed to Parks and Recreation and that the applicant is required to form a Lighting and Landscape Act District to assess fees for weed abatement, fire suppression, and common landscape area maintenance.
37. All interior streets will be developed with rural standards.
38. The proposed use is required to comply with the development standards of the R-1-7,000 and A-2-2 zones pursuant to Sections 22.20.105 and 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 00-81-(5).
39. The proposed development is compatible with surrounding land use patterns.
40. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan and SCVAP. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
41. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
42. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
43. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. While the subject property is located in a SEA, no development is proposed within the SEA or in any stream courses or high value riparian habitat.
44. The design of the subdivision provides for, to the extent feasible, future passive or natural heating or cooling opportunities therein.
45. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public

utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the vesting tentative tract map, provide adequate protection for any such easements.

46. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the Los Angeles Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
47. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan and the SCVAP.
48. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
49. A Final Environmental Impact Report ("FEIR") for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the Draft Environmental Impact Report ("DEIR") dated February 1, 2006, the Technical Appendices to the DEIR dated February 1, 2006, and the FEIR including Responses to Comments, dated November 2006. The FEIR contains a revised project description, analyzes the project's potential impacts, and identifies mitigation measures to be implemented as part of the project.
50. The Commission has reviewed and considered the FEIR and finds that it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations regarding the FEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for short-term construction impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and highway realignment.
51. With respect to the adverse effects upon air quality during construction, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
52. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
53. The MMP prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

54. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 00-81-(5).
55. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Administrator of the Current Planning Division, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the project; adopts the Mitigation Monitoring Program incorporated in the Final Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.
2. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 53189 is **APPROVED**, subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 53189

MAP DATE: 8/31/06
EXHIBIT "A" DATE: 8/31/06

CONDITIONS:

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code"). Also conform to the requirements of Conditional Use Permit Case No. 00-81-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 00-81-(5), conform to the applicable requirements of the A-2-2 and R-1-7,000 zones.
3. In accordance with Conditional Use Permit Case No. 00-81-(5), this land division is approved as a non-urban density-controlled hillside development within an SEA, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-2 and R-1-7,000 zones. If multiple final maps are recorded, the average area of all lots shown on each final map and all previously recorded final maps shall comply with the minimum lot area requirements of the applicable A-2-2 and R-1-7,000 zones.
4. Permission is granted to adjust lot lines to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works").
5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs"), maintenance agreements, and covenants to Regional Planning for review and approval.
6. Submit evidence that the conditions of associated Conditional Use Permit Case No. 00-81-(5) have been recorded.
7. Dedicate the right to restrict vehicular access on San Francisquito Canyon Road to Lot No. 46.
8. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac or knuckle, and at least 50 feet of street frontage at the property line for all other lots. Provide approximately radial lot lines for each lot.
9. Flag lots shall have paved fee access strips of at least 20 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips.
10. Permission is granted to use alternate cross section for all interior streets to the satisfaction of Regional Planning and Public Works.
11. Dedicate to the County of Los Angeles, on the final map the right to prohibit any development or construction of any structures over the open space Lot Nos. 46, 47 and 48, and label as "Restricted Use Area-Permanent Open Space" on the final map.
12. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

Conditions

13. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning, unless it can be demonstrated that individual access is unnecessary.
14. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's CC&Rs or in a maintenance agreement that would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the CC&Rs or document to be recorded to Regional Planning for approval.
15. Plant street trees on all interior streets to the satisfaction of Regional Planning and Public Works. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit Case No. 00-81-(5).
16. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot for a minimum total of 45 trees. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Regional Planning and the County Forester and Fire Warden, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
17. Upon the termination of the appeal period, record a covenant with the County of Los Angeles agreeing to comply with all required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
18. Upon the termination of the appeal period, as provided in the Mitigation Monitoring Program, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
19. Upon the termination of the appeal period, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 00-81-(5), which includes Vesting Tentative Tract Map No. 53189 and Conditional Use Permit Case No. 00-81-(5). The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$875.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
20. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

21. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a) If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b) At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein; and

The cost for collection and duplication of records and other related documents will be paid by permittee according to Section 2.170.010 of the County Code.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the Conditional Use Permit Case No. 00-81, the Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of Departments of Public Works, Fire, Parks and Recreation, and Public Health.